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# **STANISLAUS COUNTY GENERAL PLAN**

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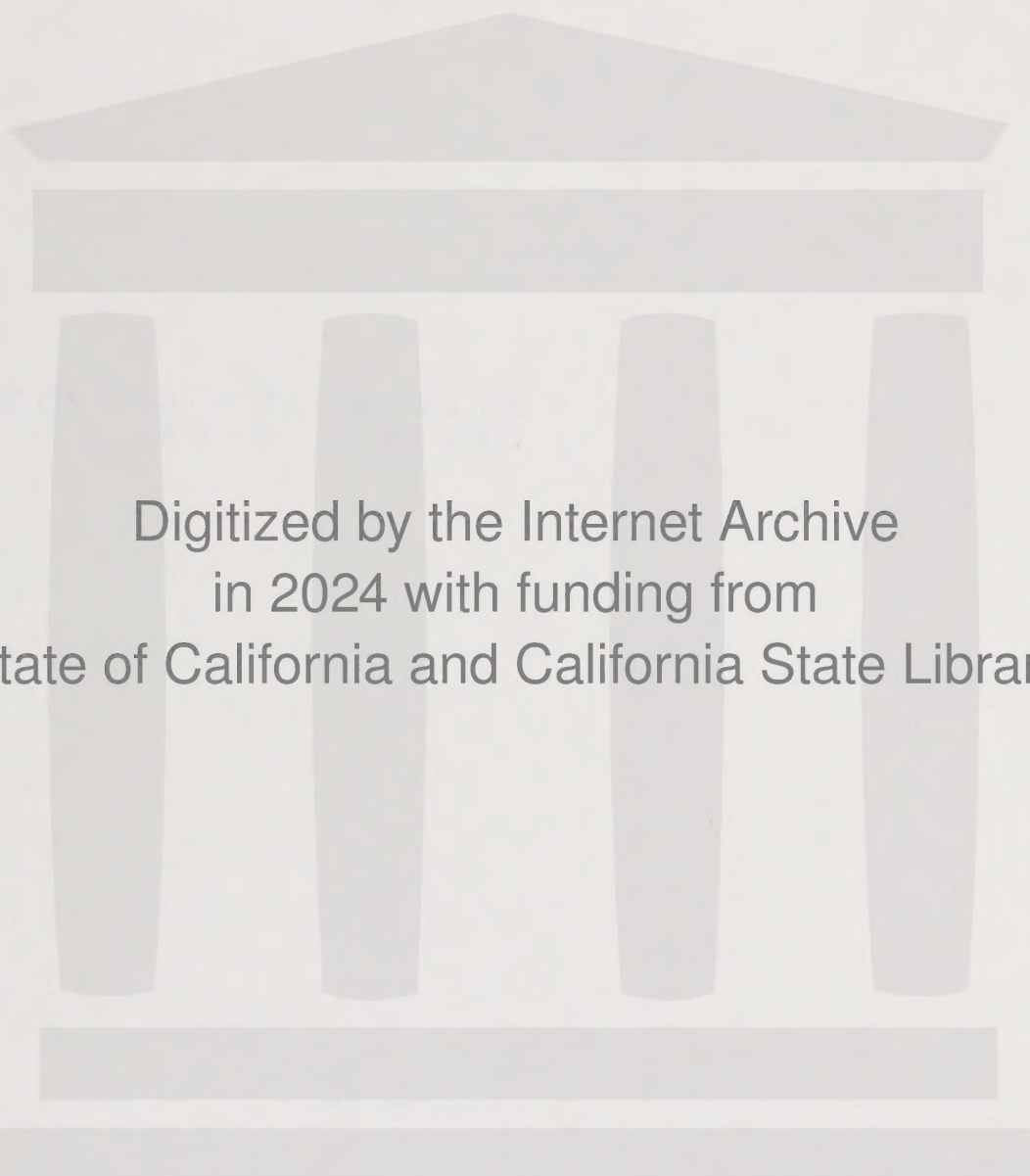
**Revised April 1988**



**STANISLAUS COUNTY  
GENERAL PLAN**

**Prepared by:**

**Stanislaus County Department  
of  
Planning & Community Development**



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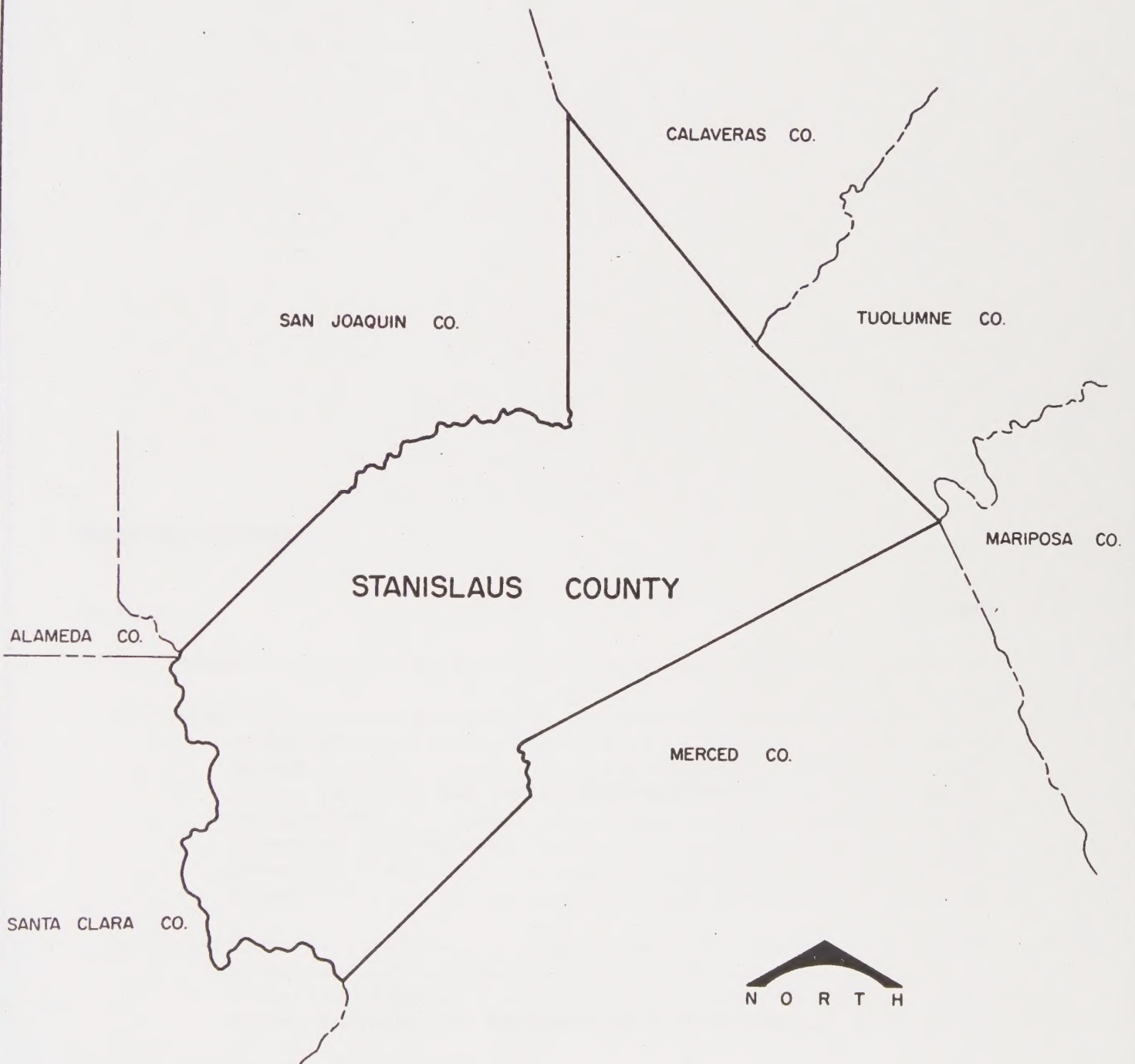
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VICINITY MAP





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LAND USE AND CIRCULATION DIAGRAMS LOCATED IN END POCKET



## Preface



Section 65300 of the California Government Code states that "each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning. Section 65300.5 goes on to state that "in construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Section 65302 requires that "the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

The general plan is to consist of seven mandatory elements and as many optional elements as the local jurisdiction deems desirable. The mandatory elements include Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Since the open space and conservation elements have overlapping requirements, they have been combined in the Stanislaus County General Plan.

The Stanislaus County General Plan has been developed to guide future growth in the County. This includes planning for future needs while preserving important features that currently exist. In attempting to define both the needs and the features that require preservation, the Board of Supervisors appointed a committee to work with staff in guiding the development of this update. The Committee (comprised of two members of the Board of Supervisors and two members of the Planning Commission) met several times over a period of approximately 4 months to discuss issues facing the County and possible solutions to some of the problems identified. The result was a draft set of Goals, Policies and Implementation Measures to guide staff in the development of this document. Following the gathering of information, staff used these goals in formulating the direction of the General Plan.

The 1986 Stanislaus County General Plan is considerably different in format from the previous plan. All the elements except the Housing Element, which was adopted in December, 1985 and has been certified as adequate by the State Department of Housing and Community Development, have been updated. The majority of the information is found in the publication titled "Stanislaus County General Plan - Support Documentation". This information forms the basis upon which the goals, policies, and implementation measures were formed. The Stanislaus County General Plan is found in subsequent chapters of this document. For easy reference, each Element of this plan is in a separate chapter whose number matches the corresponding chapter of background information in the support document. For instance, the Circulation Element is Chapter 2 of this document with all of the reference material being located in Chapter 2A of the support document.

### Population and Population Projections

Stanislaus County is a fairly rapidly growing county with a 1985 estimated population of almost 300,000. Since 1970 the County's population has been growing from 12 to 18% every five years. Most of that growth has occurred in the incorporated cities of Stanislaus County. The population in the unincorporated portion of the County has remained relatively constant. Although there has been some growth in unincorporated towns (and more is expected), annexation of developed areas to the cities and incorporation of the cities of Waterford and Hughson have offset this growth. It is anticipated that a similar situation shall occur in the future. The following tables indicate past and projected growth in Stanislaus County.

Recent information (November, 1986) received from the State Department of Finance indicates that the total County population may be 30,000 people greater than SAAG's projections for the year 2010. The City of Patterson is predicting a population of 10,000 by the year 1990. There are not, however, any county-wide projections by City other than those used in the following tables.

Population - History & Projections

Year	1960	1970	1975	1980	1985	1990	1995	2000	2005	2010
Cities										
Ceres	4,406	6,029	9,544	13,281	16,793	20,355	23,405	26,127	28,708	31,338
Hughson	NA	NA	2,459	2,943	3,032	3,335	3,610	3,856	4,088	4,325
Modesto	36,585	61,712	84,168	106,602	126,353	152,329	174,461	194,215	212,943	232,028
Newman	2,148	2,505	2,544	2,785	3,411	3,813	4,132	4,416	4,686	4,960
Oakdale	4,980	6,594	7,547	8,474	9,665	10,605	11,681	12,641	13,551	14,479
Patterson	2,246	3,147	4,031	3,908	4,804	5,456	6,070	6,618	7,137	7,667
Riverbank	2,786	3,949	4,561	5,695	6,446	7,330	8,199	8,975	9,710	10,460
Turlock	9,116	13,992	18,151	26,287	32,426	39,467	45,271	50,451	55,361	60,366
Waterford	NA	2,243	2,256	2,683	2,917	3,322	3,617	3,880	4,130	4,384
Total for Cities	62,267	100,171	135,261	172,658	205,847	246,012	280,446	311,179	340,314	370,007
Total Unincorporated Area	95,027	94,335	89,448	93,242	93,460	92,358	92,549	92,720	92,884	93,044
TOTAL COUNTY	157,294	194,506	224,709	265,900	299,307	338,700	372,995	403,899	433,198	463,051

Source: U.S. Bureau of the Census, California Department of Finance, SAAG "Stanislaus County Projections, April 1985"

# Occupied Housing Units - History & Projections

Cities \ Year	1960	1970	1975	1980	1985	1990	1995	2000	2005	2010
Ceres	1,292	1,810	3,230	4,672	5,784	6,582	7,454	8,202	9,143	10,100
Hughson	NA	NA	823	949	961	1,099	1,207	1,309	1,400	1,492
Modesto	12,251	20,491	30,097	39,254	45,693	56,700	64,617	71,790	79,161	86,919
Newman	668	769	872	1,019	1,214	1,366	1,465	1,551	1,662	1,779
Oakdale	1,651	2,288	2,762	3,237	3,656	4,006	4,326	4,695	5,056	5,414
Patterson	681	939	1,213	1,278	1,467	1,896	2,058	2,194	2,387	2,588
Riverbank	783	1,189	1,405	1,773	1,938	2,137	2,538	2,966	3,194	3,418
Turlock	3,145	4,802	6,944	9,924	11,530	14,267	16,402	18,387	20,205	21,989
Waterford	NA	713	744	935	1,020	1,183	1,265	1,338	1,424	1,517
Total for Cities	20,471	33,001	48,090	63,041	73,263	89,236	101,332	112,432	123,632	135,216
Total Unincorporated Area	27,504	29,099	29,512	31,627	30,585	31,963	32,024	32,077	32,140	32,209
TOTAL COUNTY	47,975	62,100	77,602	94,668	103,848	121,199	133,356	144,509	155,772	167,425

Source: U.S. Bureau of the Census, California Department of Finance, SAAG "Stanislaus County Projections, April 1985"

Population Projections For

Unincorporated Towns

Town \ Year	1980	1985	1990	1995	2000	2005	2010
Crows Landing	436	440	444	450	455	465	475
Denair	2892	2900	2910	2920	2930	2940	2950
Empire	3878	3890	3905	3950	4075	4200	4350
Grayson	646	650	652	655	658	661	665
Hickman	549	560	585	605	780	950	1150
Keyes	2486	2490	2500	2550	3150	3750	4350
Knights Ferry	281	285	290	294	299	304	310
La Grange	88	92	96	100	104	108	112
Salida	2033	2250	2685	3366	4370	5380	6399
Valley Home	157	163	170	178	187	197	208
Westley	258	270	290	375	480	600	740
Del Rio	550	675	800	925	1050	1175	1300
TOTAL	12,254	14,665	15,327	16,368	18,538	20,730	23,009



Chapter I

# Land Use



## **AUTHORITY**

Section 65302a of the California Government Code requires that the County adopt "a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982...." Stanislaus County does not have any land which falls under the latter category.

## ISSUES

All of Stanislaus County had a 1985 population of almost 300,000. Although this represents a growth rate of 12-18% every 5 years during the past 25 years, most of this growth has occurred in the incorporated part of the County. The population figures since 1960 for the County have ranged from 89,448 to 95,027 with the 1985 count at 93,460.

Most of the area in Stanislaus County is devoted to agricultural usage. Over 95% of the area in Stanislaus County is zoned A-2 (Exclusive Agriculture). More than 2/3 of this agricultural area is zoned for 40 acres or larger parcels. Less than 3 percent of the A-2 land is designated as Urban Transition (within the Sphere of Influence of a city or town).

Since most of the urban development is within the incorporated areas, one of the major functions of the County has been to establish a transition area between urban centers and agriculture. This, and the protection of agricultural land have been the major thrust of the County's General Plan for many years. Virtually no growth of any kind has occurred in the County unless the development was in an unincorporated town or in an area that has long been recognized as available for development.

While these functions will continue to be addressed in the General Plan, changing times have resulted in shifting perspectives. Consideration shall be given, through appropriate land use policies, to foster stable economic growth to ameliorate conflicts between agriculture and urban uses, and to plan for the potential for growth due to Bay Area in-migration.

The first issue facing the County, as well as many of the cities, is pressure from businesses that would like to locate in this area but cannot find an appropriate site. The pressure appears to be the result of; (1) rising land costs in other areas of the State (including the San Francisco Bay Region), (2) mobility of businesses (many new types of businesses do not require any particular location provided there is adequate access for the distribution of products), and (3) population growth in the valley that has provided a pool of workers, many of whom now commute to the bay area.

Many of these businesses are seeking property with highway access and high visibility. There is little land available in Stanislaus County that meets these requirements. The City of Modesto has attempted unsuccessfully to designate land with these characteristics. Turlock provides a small amount of industrial land near the freeway but the majority of its industrial area is not visible from the freeway. Ceres has one industrial park with the desired requirements. None of the other incorporated cities are located along a major highway such as Interstate 5 or Highway 99. Therefore the County is left with the opportunity to fill the gap created by this lack of adequate sites.

A second issue the County faces is an increasing number of land use conflicts. Portions of this issue have not changed over the years. For example, industrial (or commercial) and residential uses have never been very compatible. The County is continually attempting to centralize commercial areas and separate industrial uses from other uses to minimize conflict. The conflict between urban and agricultural uses is long-standing. There are two types of ag/urban conflicts.

The first type is caused from growth of an urban area adjacent to farmland. Laws governing agricultural chemicals are becoming so stringent that farmers adjacent to urban areas may be severely limited during times of application. Farmers also have trouble with litter and trespassing. Urban residents complain about noise, flies and odors from farming operations and spraying (even approved chemicals can be unpleasant). In the past most of the affected property owners realized that the conflict was only a temporary inconvenience for them. As growth occurred, the conflict moved on to affect other people. As the cities reach their "ultimate" (Sphere of Influence) boundary, owners of adjacent property are beginning to realize that these problems will not go away. Although the County can ensure that unincorporated towns are permitted to grow in such a way that the impacts of urbanization may be minimized, very little can be done adjacent to incorporated cities. Any potential mitigation measures (i.e. a buffer of ranchettes) may cause as many problems as they cure.

The second type of ag/urban conflict is the intrusion of urban development within an agricultural area. Increasingly, as land becomes more expensive in and near cities, developers (including residential, commercial, industrial, and specialized uses such as churches) desire to locate non-agricultural uses in an agricultural area. This may cause an even greater problem as the impacts effect twice as many farmers (in all directions from the urban use rather than only one) on all sides of the urban development. The County can minimize this type of conflict. The Zoning Ordinance permits many land uses in the agricultural area but only if the use will not be detrimental to agricultural uses in the area. In addition, the goals and policies of this element will aid the County in providing appropriate locations for the various types of land uses without detriment to the agricultural uses.

A third issue is the anticipated further emigration of greater San Francisco Bay Area workers. According to the Association of Bay Area Governments, the San Joaquin Valley can expect approximately 12,000 - 22,000 families, whose wage earner works in the Livermore/Pleasanton/San Ramon area and 10,000 - 15,000 families from the Santa Clara County area to seek housing in this area. The Bay Area, particularly the areas mentioned above, are anticipating adding approximately 400,000 new jobs in the next 10-20 years. If the entire Bay Area completely builds out (constructs houses within the area planned) there will be a shortfall of between 88,000 and 103,000 homes. From this shortfall it is estimated that between 22,000 and 37,000 people will choose to reside in the San Joaquin Valley. There is evidence that migration has already begun. A recent study conducted by the San Joaquin Council of Governments indicates that 80-90% of recent homebuyers in the Tracy, Manteca, and Ripon areas originated west of the Altamont Pass. The cities of Stanislaus County are

also experiencing this phenomenon. Subdivisions approved in the six month period from October 1985 to April 1986 in the City of Patterson will effectively increase its population by 43%. The increase in applications for subdivisions in the Salida area is an indication that the current residential growth rate is being spawned by Bay Area emigrants.

Accommodating some of the businesses described in connection with the first issue above is the first step towards growth. Several areas have been identified as being appropriate for "Planned Industrial" growth. These are adjacent to a State Highway. With one exception, none are within the Sphere of Influence of an incorporated city.

A great deal of interest exists for expansion of unincorporated towns and inquiries have even been made regarding creation of new towns. Either option appears viable and certainly more acceptable than scattered residential developments or development on the fringe of a city without annexation. With respect to new towns, any such requests would require extensive investigation in order to assure appropriate siting.

As unincorporated communities continue to expand, more and more urban services will be needed. Benefit assessment districts could be formed to provide many of these services (such as police protection) on a local basis. Sewer plants, water systems and schools will need to be expanded. Amenities such as parks will become increasingly important. Any residential development should only be approved if these urban services are available or required as part of the approval.

Commercial areas should be allowed as needed. Areas are designated in unincorporated towns to keep pace with increased residential needs. Commercial designations should not be allowed outside urban areas even if along State highways except at freeway interchanges or where already permitted because of long-standing usage. Urban areas exist at frequent intervals along most highways. Special provisions have been made to permit highway oriented uses at intervals along I-5 to provide necessary services to the traveling public. All of these areas are located to serve the entire unincorporated area.

#### **GOALS, POLICIES AND IMPLEMENTATION MEASURES**

Based on the preceding information, the discussions held by the General Plan Update Committee and information provided from various County departments and members of the public, the following goals, policies and implementation measures, together with those of the other elements, will guide development of Stanislaus County.

**GOAL ONE**

**PROVIDE DIVERSE LAND USE NEEDS BY DESIGNATING DEVELOPMENT PATTERNS WHICH ARE RESPONSIVE TO THE PHYSICAL CHARACTERISTICS OF THE LAND AS WELL AS TO THE ENVIRONMENTAL, ECONOMIC AND SOCIAL CONCERNS OF THE RESIDENTS OF STANISLAUS COUNTY.**

## **POLICY ONE**

Land will be designated and zoned for agricultural, residential, commercial and industrial uses when such designations are consistent with other adopted goals and policies of the general plan.

### **IMPLEMENTATION MEASURE**

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
2. Development within the 100 year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
3. Land within the Sphere of Influence of a sanitary sewer district, domestic water district, or community services district shall only be rezoned for development if the US (Urban Service) combining district is used.

## **POLICY TWO**

Land designated agricultural shall be restricted so that there is no impediment to continued agricultural use of the property.

### **IMPLEMENTATION MEASURE**

1. Agricultural areas should generally be zoned for 40 to 160 acre minimum parcel sizes. Exceptions would include land within a city's Sphere of Influence and land in a ranchette area so designated because of significant existing parcelization of property, poor soils, location, and other factors which diminish the agricultural importance of the area.

### **POLICY THREE**

**Land use designations shall be consistent with the criteria established in this element.**

### **IMPLEMENTATION MEASURE**

1. Requests for General Plan amendments shall be carefully reviewed for consistency with the criteria established in **DESIGNATIONS (Page 34)** for locating these designations. Applications which are inconsistent shall be denied.

## **POLICY FOUR**

Urban development shall be discouraged in areas with growth limiting factors such as high water table, poor soil percolation, and prohibited in geological fault and hazard areas, flood plains and airport hazard areas unless measures to mitigate the problems are included as part of the application.

## **IMPLEMENTATION MEASURES**

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
2. Applications for development in areas with growth limiting factors such as high water table, poor soil percolation, geological fault areas, flood plains and airport hazard areas shall include measures to mitigate the problems.
3. Development within the 100 year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
4. The County will continue to enforce the height limiting ordinance near airports.
5. The County shall enforce the provisions of the Alquist-Priolo Special Study Zones Act that limits development in areas identified as having special seismic hazards. See May 5-1 of the Support Documentation for the location of the zone.

## **POLICY FIVE**

Residential densities as defined in the general plan shall be the maximum based upon environmental constraints, the availability of public services, and acceptable service levels. The densities reflected may not always be achievable and shall not be approved unless there is proper site planning and provision of suitable open space and recreational areas consistent with the supportive goals and policies of the general plan.

## **IMPLEMENTATION MEASURE**

1. Residential development shall not be approved at the density requested if:  
(1) it threatens riparian habitat; (2) growth limiting factors such as high water table, poor soil percolation, geological fault areas, and airport hazard areas exist; (3) development is in a designated floodway or does not meet the requirements of Chapter 16.40 of the County Code; (4) it doesn't comply with the height limiting ordinance around airports; (5) there is lack of, or inadequate, sanitary sewer or public water service; or (6) environmental impacts, including traffic, cannot be mitigated.

## **POLICY SIX**

Preserve and encourage upgrading of existing unincorporated urban communities.

## **IMPLEMENTATION MEASURES**

1. The County will use redevelopment as a tool to upgrade existing urban areas that meet the requirements of the State of California redevelopment law.
2. The County will apply for federal and state funds to aid in upgrading existing urban areas.
3. Specific plans as defined in Government Code Section 65450 through 65457 shall be encouraged.

## **POLICY SEVEN**

**Riparian habitat along the rivers and natural waterways of Stanislaus County shall to the extent possible be protected.**

(Comment: Since many of the activities which affect the riparian habitat involve normal agricultural usage and are not subject to any discretionary approvals of the County, the effectiveness of this policy will be limited.)

### **IMPLEMENTATION MEASURE**

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.

## **POLICY EIGHT**

**The County will continue to provide proper ordinances to ensure that flood insurance can be made available to qualified property owners through State and Federal Programs.**

### **IMPLEMENTATION MEASURE**

1. Development within the 100 year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.

## **POLICY NINE**

**The Land Use Element shall be maintained so that it is responsive to change.**

### **IMPLEMENTATION MEASURES**

1. The Land Use Element shall be comprehensively updated as found necessary by the Board of Supervisors. Every attempt shall be made to do so at least once every 5 years.
2. All of the Community Plans shall be reviewed and updated as found necessary by the Board of Supervisors. The County shall attempt to conduct an initial review and update of these plans by December, 1988.

## **POLICY TEN**

**New areas for urban development (as opposed to expansion of existing areas) shall be limited to areas of diminished agricultural importance.**

### **IMPLEMENTATION MEASURES**

1. Requests for designation of new urban areas shall be reviewed by the County to ensure that the land is of diminished agricultural importance.
2. Requests for designation of new urban areas shall be accompanied by a plan and implementation methods to provide all appropriate urban services.

**GOAL TWO**

**TO ENSURE COMPATIBILITY BETWEEN LAND USES.**

#### **POLICY ELEVEN**

**Development of residential areas shall be adjacent to existing compatible unincorporated urban development.**

#### **IMPLEMENTATION MEASURE**

1. The criteria for location of residential areas as described in **DESIGNATIONS (Page 34)** shall be applied to all requests for residential designation.

#### **POLICY TWELVE**

**The expansion of urban boundaries of unincorporated communities shall attempt to minimize conflict between various land uses.**

#### **IMPLEMENTATION MEASURE**

1. The County shall ensure that expansion of urban boundaries of unincorporated communities is accomplished in an orderly manner to limit the area of conflict as much as possible.

### **POLICY THIRTEEN**

Expansion of urban boundaries of unincorporated communities should be based on infilling and elimination of existing "islands" and should not permit leapfrog development nor create new "islands".

#### **IMPLEMENTATION MEASURE**

1. The County shall not approve applications (such as General Plan Amendments, Rezones, Tentative Maps) for expansion of urban boundaries of unincorporated communities that would create "islands" or disregard infilling.

### **POLICY FOURTEEN**

Uses shall not be permitted to intrude into an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.

#### **IMPLEMENTATION MEASURE**

1. All development proposals that require discretionary action shall be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area.

**GOAL THREE**

**FOSTER STABLE ECONOMIC GROWTH THROUGH APPROPRIATE LAND USE POLICIES.**

## **POLICY FIFTEEN**

**Agriculture, as the primary industry of the County, shall be promoted and protected.**

### **IMPLEMENTATION MEASURES**

1. The County shall require a 10-acre minimum parcel size for parcels requesting inclusion in the Williamson Act.
2. As land is designated to accommodate new businesses, the County shall give priority to utilize lands of diminished agricultural importance.
3. Specific plans shall be encouraged when non-agricultural uses are proposed within areas designated for agriculture.
4. The County shall prepare an Agriculture element.

## **POLICY SIXTEEN**

**Promote diversification and growth of the local economy.**

### **IMPLEMENTATION MEASURES**

1. The criteria described in **DESIGNATIONS (Page 34)** shall be applied in the siting of industries with unique requirements.
2. The County shall monitor the availability and development of industrial land.
3. Encourage the Stanislaus County Economic Development Corporation to promote Stanislaus County as a profitable location for industry.
4. The Board shall support the introduction of businesses in the County through consideration of suitable financial mechanisms such as Industrial Revenue Bonds.
5. Preparation of a comprehensive economic development strategy and implementation plan.

## **POLICY SEVENTEEN**

**Accommodate the siting of industries with unique requirements.**

(Comment: In 1985 two industries were interested in locating in Stanislaus County but needed 500-10,000 acres of industrial land. No criteria existed in the General Plan to guide either the applicants or the County in redesignating large amounts of land for industrial use.)

### **IMPLEMENTATION MEASURE**

1. The criteria described in **DESIGNATIONS (Page 34)** shall be applied in siting of industries with unique requirements.

## **POLICY EIGHTEEN**

Nonconforming uses are an integral part of the County's economy and, as such, should be allowed to continue.

### **IMPLEMENTATION MEASURE**

1. Maintain current Zoning Ordinance provisions (Chapter 21.80 of the County Code) which permit replacement or expansion of nonconforming uses.

## **POLICY NINETEEN**

Facilitate retention and expansion of existing businesses.

### **IMPLEMENTATION MEASURES**

1. The County shall support the Stanislaus County Economic Development Corporation's Business Retention and Expansion Project.
2. The County shall investigate the use of CDBG funds or other Federal and State funds and, if feasible, shall apply for such funds to provide incentives for businesses to expand or relocate in Stanislaus County.

**GOAL FOUR**

**ENSURE THAT AN EFFECTIVE LEVEL OF PUBLIC SERVICE IS PROVIDED IN  
UNINCORPORATED AREAS.**

## **POLICY TWENTY**

**Three acres of neighborhood parks should be provided for every 1000 residents.**

### **IMPLEMENTATION MEASURES**

1. The County shall consider adoption of an amendment to the Subdivision Ordinance to require parkland dedication or park-in-lieu fees to be paid by subdividers and developers.
2. The County Department of Parks and Recreation shall prepare and implement a plan to identify and acquire future park site locations.

## **POLICY TWENTY-ONE**

**Sheriff and fire protection shall be provided.**

### **IMPLEMENTATION MEASURES**

1. Payment of fees by the developer to pay for the initial cost of impacts commensurate with increased demand for sheriff and fire protection shall be required.
2. Benefit assessment districts shall be formed to pay for ongoing cost of providing appropriate services.
3. Fire districts and the sheriff's department should be encouraged to request that the Board of Supervisors impose development fees to help support their services.
4. The County shall consider use of the Mello Roos Community Facilities Act as a means of financing ongoing urban level services.

## **POLICY TWENTY-TWO**

Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, fire, solid waste management, road systems, etc.

### **IMPLEMENTATION MEASURES**

1. Payment of fees commensurate with increased demand for sheriff and fire protection shall be required. Fees shall cover the initial capital costs of providing these services.
2. Only development requests for which sewer service capacity and domestic water is available shall be approved.
3. Benefit assessment districts shall be formed to pay for cost of providing ongoing appropriate services.
4. Fire districts and the sheriff's department should be encouraged to request that the Board of Supervisors impose development fees to help support their services.
5. The current level of service of public agencies shall be determined and not allowed to deteriorate as a result of new development.
6. Rezoning of property for development prior to annexation to a special district that will provide urban services (i.e. sanitary sewer district, domestic water district, or community services district) shall only be approved if the US zoning district is used as a combining district.
7. The County shall consider use of the Mello Roos Community Facilities Act to finance ongoing urban level services.
8. Only development requests which have recognized and mitigated any solid waste handling, storage, and removal problems shall be approved.

## **POLICY TWENTY-THREE**

**New development shall pay its fair share of the cost of cumulative impacts to the circulation system.**

### **IMPLEMENTATION MEASURES**

1. Benefit assessment districts shall be formed to pay for cost of providing ongoing appropriate services.
2. Traffic impacts shall be identified and impact mitigation fees shall be paid by the subdivider and/or developer.
3. The level of service (LOS) at an intersection shall be at a "C" level minimum.

**GOAL FIVE**

**TO COMPLEMENT THE GENERAL PLANS OF CITIES WITHIN THE COUNTY.**

## **POLICY TWENTY-FOUR**

Non-residential development which requires discretionary approval and is within the Sphere of Influence of cities, other than Turlock, shall not be approved if it is inconsistent with the city's general plan land use designation. Requests for non-residential or non-agricultural development within the Sphere of Influence of Turlock shall not be approved unless the development is consistent with the County/City of Turlock Mutual Support Agreement in effect at the time of project consideration.

### **IMPLEMENTATION MEASURES**

1. Development proposals (including use permits) within the Sphere of Influence of a city shall be referred to that city to determine whether or not the proposal is inconsistent with the city's general plan land use designation.
2. An amendment to the A-2 (Exclusive Agriculture) zoning district will be processed to require a finding that approval of any use permits shall include a finding that the project is not inconsistent with the affected city's general plan land use designation.
3. The policies described in **SPHERE OF INFLUENCE (Page 51)** for projects within a city's Sphere of Influence shall be followed.

## **POLICY TWENTY-FIVE**

Non-residential development which requires discretionary approval and is within the Sphere of Influence of a city must meet the applicable development standards of the affected city.

(Comment: This policy refers to those development standards which are transferable such as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)

### **IMPLEMENTATION MEASURES**

1. Development proposals within the Sphere of Influence of a city shall be referred to that city to determine whether it meets their development standards. If the development standards of the city and county conflict, the city's standards shall govern.

2. The policies described in **SPHERE OF INFLUENCE (Page 51)** for projects within a city's Sphere of Influence shall be followed.
3. Specific Plans as defined in Government Code Sections 65450 through 65457 shall be encouraged.

#### **POLICY TWENTY-SIX**

Rezoning of land for residential development shall not be permitted within any city's sphere of influence, other than Turlock and a specific area within Ceres' sphere of influence as defined by the area north of Sonora Road, south of River Road, east of Bystrum Avenue and west of Herndon Avenue. Rezoning requests for residential or non-agricultural development within the Sphere of Influence of Turlock shall not be approved unless the development is consistent with the County/City of Turlock Mutual Support Agreement in effect at the time of project consideration.

#### **IMPLEMENTATION MEASURES**

1. All development proposals within the Sphere of Influence of a city shall be referred to that city to determine whether or not the proposal is inconsistent with their general plan land use designation.

#### **POLICY TWENTY-SEVEN**

Within the Sphere of Influence of the City of Turlock, all development shall be consistent with the Mutual Support Agreement between Stanislaus County and the City of Turlock.

#### **IMPLEMENTATION MEASURES**

1. General Plan amendments which would allow zone changes to other than A-2 (Exclusive Agriculture) shall be considered inconsistent with this General Plan.
2. Development shall be limited to those uses allowed in the A-2 (Exclusive Agriculture) zoning district. All other uses or applications for uses not consistent with the A-2 district shall be considered inconsistent with this General Plan.

3. Areas zoned other than A-2 (Exclusive Agriculture) prior to the agreement shall be allowed to develop consistent with the current zone classification and Turlock's General Plan.
4. Requests for a General Plan amendment, rezoning or a specific development which is considered to be a "joint venture" as defined in the Mutual Support Agreement or subsequent agreements may be approved.
5. All requests for development in the A-2 (Exclusive Agriculture) zone and within the Turlock Sphere of Influence, which require discretionary approval, shall be referred to the city for evaluation, comments and recommendation.

## **DESIGNATIONS**

The following land use designations shall be used in the unincorporated area of the County. They are intended to further the Land Use Element goals and policies. If any of these designations falls within the Sphere of Influence of a sanitary sewer district, domestic water district, or community services district that provides services to an unincorporated town, it will be necessary to check **COMMUNITY PLANS (Page 52)** which addresses the Community Plans to determine if any modification of the designation applies. For areas within such a Sphere of Influence, the Community Plans indicate the proposed future General Plan designations.

State of California requirements for the Land Use Element state the General Plan should designate general distribution and location of land for various kinds of uses. Most of these, such as housing, industry and agriculture are identifiable by the obvious nature of their specific designations. There are, however, certain kinds of uses which are not so obvious. These uses are education, public buildings and grounds, and solid and liquid waste disposal facilities. In addition, the Land Use Element must identify areas which are subject to flooding. Information follows regarding specific land uses and areas which are subject to flooding.

### **ESTATE RESIDENTIAL**

**Intent.** The intent of the estate residential designation is to satisfy the desires of people who wish to live on a relatively small parcel in a rural setting and are willing to accept less than the full range of urban services. It should be applied only to land which is beyond the projected ultimate (or 20 year) service area of a city or special district which provides urban services and which is outside the adopted Sphere of Influence for a community.

**Zoning.** The R-A (Rural Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity is zero to two dwelling units per three acres. Population density averages approximately one to two persons per acre.

**Appropriate Locations.** The Estate Residential designation is appropriate in areas beyond the Sphere of Influence of a city (or special district which provides urban services) which is of diminished agricultural importance but capable of supporting rural residential development. Among the factors to be considered in making this determination are: (1) existing and potential agricultural suitability (availability of irrigation facilities, crop history and potential); (2) surrounding land use (impacts caused by possible intrusion of rural residential uses and non-agricultural uses); (3) septic tank suitability (Environmental Resources standards for minimum area requirements and potential impacts of a concentration of septic tanks); (4) surrounding parcel size (conformity to adjacent parcel sizes); (5) soil type (soil grade and storic rating); (6) public road access (length of necessary accesses, condition of existing public roads and future plans for both public roads and private access roads as determined by the Department of Public Works); (7) aesthetic characteristics (removal of natural vegetation, impairment of scenic view, introduction of uses or structures not in the same character as the surrounding area); and (8) anticipated environmental impact (removal of habitat for a rare or endangered plant or animal, removal of riparian areas and impacts on natural resources).

#### **LOW DENSITY RESIDENTIAL**

**Intent.** The intent of this designation is to provide appropriate locations and adequate areas for of single-family detached homes, in either conventional or clustered configurations. Single-family detached dwellings are the predominant housing type in areas so designated, and would remain so under this designation. Semi-detached dwellings and manufactured housing would be consistent with this designation.

**Zoning.** R-A (Rural Residential) and R-1 (Single-Family Residential) zones are appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The use of the US (Urban Service) combining district in conjunction with any of the above zones would be appropriate for areas adjacent to unincorporated towns so that annexation to and service from the adjoining sanitary sewer district or community services district is required prior to development. Residential building intensity when served by a community services district or sanitary sewer district and public water district is zero to eight units per net acre. Building intensity for areas not served by public water and sewer service is zero to two units per net acre. Population density ranges from zero to 25 persons per net acre in areas served by public water and sewer and zero to six persons per net acre in other areas. Small second units, as permitted by State Law may increase both the building intensity and the population density to a limited degree within this designation.

**Appropriate Locations.** The Low Density Residential designation is appropriate in established residential areas characterized by single family dwellings. It would also be appropriate in areas: (a) designated by the Board of Supervisors for ranchettes of 1/2 to 1 acre in size if the area is of diminished agricultural importance but capable of supporting rural residential development based on the eight factors to be considered in locating "Estate Residential" land; or (b) adjacent to unincorporated towns which can serve the development after annexation to and service by a sanitary district or community services district.

#### **MEDIUM DENSITY RESIDENTIAL**

**Intent.** The intent of this designation is to provide appropriate locations for single and multiple family units, primarily in semi-detached or clustered arrangements. Typical housing types would be single family detached manufactured houses, duplexes, triplexes and low-mass multi-family units (townhouses and garden apartments). All lands within this designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services except where such designation existed at the time of adoption of this plan.

**Zoning.** The R-2 (Duplex Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours are encouraged in communities with limited system capacity. Residential building intensity varies from zero to 14 units per net acre. Population density ranges from zero to 45 persons per net acre.

**Appropriate Locations.** The Medium Density Residential designation would be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

#### **MEDIUM HIGH DENSITY RESIDENTIAL**

**Intent.** The intent of this designation is to provide appropriate locations for housing types including duplexes, triplexes, fourplexes, and apartment buildings. This designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services.

**Zoning.** The R-3 (Multiple-Family Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 25 units per net acre. Population density ranges from zero to 85 persons per net acre.

**Appropriate Locations.** The Medium High Density Residential designation is appropriate in established residential areas characterized by duplexes, triplexes, fourplexes, and apartment buildings. It would also be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium high density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

### **COMMERCIAL**

**Intent.** The intent of this designation is to indicate areas best suited for various forms of light or heavy commercial uses, including, but not limited to, retail, service and wholesaling operations. The County has one designation to correspond to the various commercial zoning districts. This designation is intended for lands which demonstrate a valid supportive relationship to other existing or projected urban development.

**Zoning.** C-1 (Neighborhood Commercial), C-2 (General Commercial), and H-1 (Highway Frontage Commercial) zones shall be considered consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The building intensity shall be determined by Zoning Ordinance development standards for setback, landscaping, height, parking and other requirements except that residential building intensity shall not exceed 25 units per net acre. In no case shall buildings exceed 75 feet in height nor shall they cover so much of the lot that insufficient area remains for parking, landscaping, etc. In commercial zones which allow dwelling units, population density can range from zero to 85 persons per net acre.

**Appropriate Locations.** The Commercial designation is appropriate in areas already committed to commercial use. In unincorporated towns this designation is appropriate for Central Business Districts and other areas within the sanitary sewer or community services district in sufficient amount to serve the needs of the community. Areas adjacent to community services district may also be appropriate if the US (Urban Service) combining zone is utilized.

### **INDUSTRIAL**

**Intent.** The intent of this designation is to indicate areas for various forms of light or heavy industrial uses, including, but not limited to, manufacturing and warehousing. Generally, the Industrial designation shall be used in areas where public sewer and water is available or where the restrictions of the Planned Industrial designation is inappropriate. The Planned Industrial designation shall be used instead of the Industrial designation unless (a) the property to be designated is intended for a single-use applicant not permitted in the Planned Industrial designation and needing a very large site (see discussion under **DESIGNATING NEW INDUSTRIAL AREAS (Page 38)** or, (b) the property is adjacent to an existing industrial area which is reaching capacity and whose services can be extended to serve the expansion.

**Zoning.** The LM (Limited Industrial), M (Industrial) and PI (Planned Industrial) zones shall be consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity is governed by the fact that the Zoning Ordinance prohibits more than 75% coverage of the property by buildings. Buildings for human occupancy shall not exceed 75 feet in height. Population density is almost nonexistent as only one residential unit per parcel is allowed and then only if it is secondary to the industrial use of the property.

**Existing Locations.** Nearly all existing industrial areas are within or adjacent to the Sphere of Influence of a City or special district which serves an unincorporated town. Only one industrial area (on the northwest corner of Claribel and the Oakdale/Waterford Highway) is removed from an established urban area. Although new areas to be designated industrial should be chosen based on the criteria discussed in the following section (**DESIGNATING NEW INDUSTRIAL AREAS**), the following areas already are established and shall remain as being appropriate.

The cities/towns of Crows Landing, Denair, Riverbank, Turlock and Westley have industrial areas along railroads which parallel their boundaries. Keyes, Modesto, and Turlock have industrial areas along Highway 99. Oakdale has industrial land around the Hershey plant south of town and near Riverbank is the Norris Industries Plant. Newman has one parcel on the south side of Inyo, east of the city limits designated Industrial and as is Salida's southeast corner of Kiernan Avenue and Sisk Roads in Salida is also designated Industrial. There are several industrial areas in the Modesto area including: (a) the Beard Tract on the south side of Yosemite Boulevard; (b) south 7th Street between Hatch Road and the Tuolumne River; (c) the east side of Crows Landing Road on both sides of Whitmore Avenue; and (d) a portion of the North Modesto Industrial Park on the south side of Kiernan Avenue, west of McHenry.

**Designating New Industrial Areas.** The amount of land designated as Industrial in the County has changed very little in the past 10 years, decreasing slightly during a five year period from 1979 to 1984 by about 6.9%. Most of this decrease has been through annexation to cities. Although a great deal of land is still available for industrial development, more than 70% is located in the Beard Tract.

The criteria listed below shall be used in evaluating potential areas, both for general Industrial designation and for designating sites for industries that need very large sites. There are few industries with the need for extremely large parcels but they do exist. It is not practical to designate a large industrial area because a large amount of land might lay idle for an extended period of time. If an industry requiring a large site approaches the County or if more industrial sites are needed, the following criteria shall be used in determining whether or not a site is suitable for being designated Industrial:

- a. **Access.** The proposed site should have adequate access to handle the type and quantity of traffic associated with industrial uses without impacting existing facilities. This shall usually mean that the area will be located on a major road at a minimum, with location on a State highway preferred.
- b. **Sewage disposal.** Public sanitary sewer service should be available and a written commitment for service received. (Lands suitable for industrial development but without public sanitary sewer service should more appropriately be designated Planned Industrial.)
- c. **Water.** An adequate supply of potable water should be available for industrial usage including water needed for fire suppression. Generally this will require a public water supply in order to meet fire flow standards.
- d. **Infrastructure.** Other utilities (such as natural gas, electricity) shall be reasonably available to the site as might be required by the proposed uses.
- e. **Topography.** The site is physically suitable for industrial development.
- f. **Williamson Act and other constraints to development.** The site should be free from constraints such as valid Williamson Act Contracts that would inhibit rezoning and development of the area.
- g. **Conflicts.** The proposed site development shall not cause land use conflicts with surrounding properties. From this viewpoint, expansion of existing areas is more desirable than designating totally new areas.
- h. **City General Plan Land Use Designation.** Any new areas proposed for industrial designation shall not be inconsistent with the General Plan of any City in whose Sphere of Influence they lie.

#### **PLANNED INDUSTRIAL**

**Intent.** The intent of this designation is to provide locations for light industrial development. Such locations may be so designated on the initiative of the County or may be requested by a property owner or group of property owners. The Planned Industrial designation shall be preferred to the Industrial designation as it allows more control of development to ensure that impacts on adjoining properties are reduced. It shall be used largely in areas without public sewer and/or water service but shall only be used if it is practical, both physically and financially to provide sewage disposal and water service as needed by the proposed development.

**Zoning.** Building intensity will be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development. However, no buildings shall cumulatively occupy more than 70% of the area of any parcel. Population density is almost nonexistent as only one residential unit per parcel is allowed if it is secondary to the industrial use of the property. The A-2 (Exclusive Agriculture), PI (Planned Industrial),

PD (25), PD (30), PD (43), PD (44), PD (77), PD (88), and PD (126) zones shall be consistent with this designation.

**Annexation.** Areas designated Planned Industrial on the General Plan and rezoned for development which are located within the adopted Sphere of Influence of a city shall include the requirement that an agreement be signed in a form satisfactory to the City Attorney of the affected city and Stanislaus County Counsel guaranteeing that the property on which the planned industrial designation is applicable will be annexed to the affected city upon demand by the city and with the approval of the Stanislaus County Board of Supervisors.

**Appropriate Locations.** Appropriate locations for the Planned Industrial designation shall be based on the same criteria as used for designating new Industrial areas. The Planned Industrial designation shall be more appropriate than Industrial in locations with limited or no sanitary sewer capacity or in other locations where restricting the permitted uses is desirable. Based on these criteria, the following two areas have been designated Planned Industrial.

- a. 282 acres on the east side of Highway 99 between the Hammett Road and Pelandale Avenue interchanges, and
- b. 183.31 acres on the south side of Kiernan Avenue, west of McHenry Avenue.

#### **INDUSTRIAL TRANSITION**

**Intent.** This designation is intended for lands within spheres of influence which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of a contiguous industrial area. Land falling within this designation may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. Rezoning for industrial usage should not be approved for less than an entire block or an area adjacent to an existing industrial zone and must be based on evidence of industrial development capability and a program for adequate relocation of any persons to be ultimately displaced.

**Zoning.** Property within this designation shall retain its present zoning until such time as conversion to Industrial is desirable. At such time as a General Plan Amendment to Industrial is processed, property will then be rezoned to be consistent with the Industrial General Plan designation. Population density and building intensity within the Industrial Transition areas shall correspond to that of the General Plan designation which most closely matches the zoning of the property in question.

**Appropriate Locations.** The Industrial Transition designation is appropriate in areas within the Sphere of Influence of a city or town which lie in the path of an expanding industrial area.

## **AGRICULTURE**

**Intent.** The major portion of Stanislaus County is productive and potentially productive agricultural land. These lands are of economic importance not only to Stanislaus County, but to the state and nation as well, as evidenced by the fact that Stanislaus County ranks very high nationally in production of agricultural commodities.

This designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. It is intended for areas of land which are presently or potentially desirable for agricultural usage. These are typically areas which possess characteristics with respect to location, topography, parcel size, soil classification, water availability and adjacent usage which, in proper combination, provide a favorable agricultural environment. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use. The agricultural designation is also consistent with areas the overall General Plan has identified as suitable for open space or recreational use and for ranchettes.

**Zoning.** This designation is consistent with an A-2 (Exclusive Agriculture) zoning district. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Residential building intensity ranges from zero to two dwellings per 40 acres in the A-2-40 zone and up to one dwelling per three acres in A-2-3. Appropriate intensities would correspond for any land zoned A-2-5, A-2-10, A-2-20, A-2-160 or any other agricultural zoning designation. Building intensity for agricultural buildings is virtually unlimited provided setbacks as listed in the A-2 zoning district are maintained. Based on a 1980 countywide census figure of 2.77 persons per unit, population density is low, less than one person per acre even in the A-2-3 zone, and much lower than that in A-2-10 or A-2-40 zones. The Planned Development (PD) zone may also be consistent with this designation when it is used for agriculturally related uses or for uses of demonstrably unique character.

**Appropriate Locations.** The Agricultural designation is appropriate in areas where the agricultural land is productive or potentially productive. It is also appropriate in areas identified as suitable for open space, recreation uses or ranchette uses such as the Valley Home, Orange Blossom, South Ceres, South Turlock, and Oakdale/Riverbank areas.

## **URBAN TRANSITION**

**Intent.** The purpose of the Urban Transition designation is to ensure that land remains in agricultural usage until urban development consistent with a city's (or unincorporated community's) general plan designation is approved. Generally, urban development will only occur upon annexation to a city but such development may be appropriate prior to annexation provided the development is not inconsistent with the land use designation of the General

Plan of the affected city. If this is to occur, a change in the General Plan designation consistent with the adopted goals and policies to some other land use designation shall be required.

**Zoning.** Until Urban Transition lands within a Sphere of Influence are annexed, they should be zoned Exclusive Agriculture (A-2). PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity for this designation. Building intensity and population density will be the same as under the Agricultural designation.

**Appropriate Locations.** The Urban Transition designation is appropriate for undeveloped land located within the established Sphere of Influence of a city or town.

#### **PLANNED DEVELOPMENT**

**Intent.** The Planned Development designation is intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

**Zoning.** Land within a Planned Development designation should be zoned A-2 (Exclusive Agriculture) until development occurs through Planned Development zoning. A PD (Planned Development) zone (which, with the A-2 zone, are the only zoning districts consistent with this designation) is applied through application and submission of specific development plans. Building intensity and population density would be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development.

**Appropriate Locations.** The Zoning Ordinance indicates that all applications for planned development should be consistent with the General Plan. The following are considered to be valid uses of the planned development designation consistent with the intent of this element.

- a. Application for uses of unique character (not otherwise allowed as proposed in other zoning districts) for which findings can be made as to the appropriateness of the location and the absence of detrimental effect to the surrounding area.
- b. Applications falling within an area designated by this element as a Planned Development area, subject to those resolutions within the appendix of this element that define special policy for planned development uses in the following area:

(1) Upper McHenry Avenue, Resolution No. 87-01 (See Appendix 1-1)

(2) East F Street, Highway 108/120, Oakdale, Resolution No. 87-02.  
(See Appendix 1-2)

(3) Freeway Interchange and Frontage Roads adjacent to major highways and freeways, Resolution No. 87-03. (See Appendix 1-3)

## **HIGHWAY COMMERCIAL PLANNED DEVELOPMENT**

**Intent.** This designation is intended for land located at freeway interchanges where it is necessary to provide services to highway travelers.

**Zoning.** Land within this designation shall be zoned for Exclusive Agriculture (A-2) until rezoned to Planned Development (PD). Population density and building intensity will be determined on a case by case basis.

Uses within this designation shall be limited to the following as principle uses:

- Truck Stops
- Restaurants
- Motels
- Service Stations
- Overnight R.V. Camping
- Fruit Stands

The following uses may be permitted, but only when accessory to the uses listed above:

- Towing Service
- Minor Emergency Automobile Repair
- Convenience Market
- Wine Tasting

**Appropriate Locations.** The Highway Commercial Planned Development designation is appropriate only for parcels adjacent to a freeway interchange. No property shall be designated Highway Commercial Planned Development and rezoned PD unless findings are made that the change will not be detrimental to the agricultural value of the surrounding property and that the subject property is of diminished agricultural importance.

## **HISTORICAL**

**Intent.** The Historical designation is intended to preserve areas of local, regional, state or national historical significance. Historical areas should be protected by zoning controls emphasizing the need for new development (or rehabilitation) to be compatible with the historic nature of the area. When an unincorporated community plan has been adopted for a designated historic area, guidelines for development shall be followed as established within that plan. Development standards which are applicable elsewhere should be waived if such waiver is consistent with the intent of the Historical designation and does not endanger the public health, safety or welfare.

**Zoning.** This designation shall be considered to be consistent with the County H-S (Historical Site) zoning district. Due to the unique nature of this kind of designation population density and building intensity for any new projects must be reviewed on an individual basis. For residential uses, however, building intensity should normally be from one to seven units per net acre with a population density of two to 25 persons per net acre. For other uses, building intensity should be consistent with existing development in the area.

**Appropriate Locations.** The Historical designation is intended for areas which are of local, regional, state or national historical significance.

## EDUCATIONAL FACILITIES

School facilities are provided by thirty-six school districts in the County. For a list of the elementary, high school, and special school districts along with their individual schools located within the unincorporated area of the County, see Appendix 1-4.

Within the past few years several districts have been significantly impacted by residential growth causing overcrowded conditions. Only four of the school districts have indicated that they are not experiencing overcrowded conditions or feel the need for expansion (Paradise School District, Chatom School District, La Grange School District, and Hickman School District). Three school districts have indicated adequate facilities at this time but plan to expand within the next five years (Patterson, Ceres, and Newman/Crows Landing). Nine school districts have expressed inadequate facilities at this time and the need to expand within the next five years. Several schools are already adding portable classrooms to their existing facilities until they can obtain the funds and sites to build new schools.

Several of the school districts already own potential vacant school sites or have room to expand their facilities.

Knights Ferry School District presently has State approval to add an additional 3,600 square feet to its existing school site. Roberts Ferry School District is also seeking State funds to double the size of their existing school. Denair Unified School District will be adding five portable classroom buildings in the fall of 1986 and anticipate within five years to build a new school on its high school site. Modesto City School District, Riverbank School District, Salida School District, Turlock School District and the Empire School District already own land that may be appropriate for new school sites. However, Empire and Salida School Districts are looking for possible school sites to purchase which may better serve the growth areas. Ceres Unified School District is anticipating locating two sites, one west of State Highway 99 and the other east of Boothe Road.

There is also a junior college district, a California State University and a special education district in the County. The Yosemite Community College District supports Modesto Junior College. There are two campuses comprising the college. Modesto Junior College West is located on Blue Gum Avenue and the main campus is located on College Avenue, both within the city limits of Modesto. California State University, Stanislaus is located on West Monte Vista Avenue in Turlock.

The John F. Kennedy Special Education Center provides a complete range of classes and services for the trainable mentally retarded, developmentally handicapped, and multi-handicapped students, aged birth to 22 years. The center also provides vocational training and parent counseling.

California State Law requires that the Land Use Element of the General Plan address criteria for locating various land uses, including school facilities. Stanislaus County has chosen to meet these requirements through the use permit process. Virtually all of the County zoning designations, including residential and agricultural zones, allow schools. This method requires a

public hearing to be conducted prior to approval unless the school district chooses to ignore these regulations. According to State Law, the school district may vote (2/3 vote required) to ignore County zoning regulations (Government Code Section 53094). The permit process allows specific review of the relationships between the proposed uses and those that currently, or which in the future can be expected to surround them. It also allows the County to review the project as it relates to the objectives of this plan. Sites identified on a city's general plan as being appropriate for schools, when within Urban Transition, shall be considered consistent with the plan.

In evaluating sites for the location of schools, the County shall consider factors including, but not necessarily limited to, the following:

- a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed school facility. Schools shall be located in areas convenient to the people to be served.
- b. **Traffic impacts and public road access.** Proposed school facilities shall not cause significant impacts that cannot be mitigated. School facilities shall be located on collector streets and should not be located on major streets.
- c. **Public safety.** Proposed school facilities shall be located to provide the maximum degree of public safety. They should not be located adjacent to high traffic generating activities.
- d. **Parcel size.** School facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in other areas is necessary in order to most efficiently serve the public. The typical parcel size for school sites is approximately 10 acres for elementary schools and 20-30 acres for high schools.
- e. **Impacts on agriculture.** School facilities shall be located to avoid impacts on adjoining agricultural uses. For the most part, they should be located within cities or in the Urban Transition area that a city will someday annex.
- f. **Noise, dust, and vibration.** The proposed school facility shall not cause an unreasonable amount of noise or dust and should not be located in areas where it would be impacted by the same.

AB 2926 (Sterling) takes effect on January 1, 1987. This bill permits school districts to impose fees of up to \$1.50 per square foot for all covered or enclosed residential construction. It is intended to alleviate impacts due to school overcrowding.

#### **PUBLIC BUILDINGS AND GROUNDS**

With the exception of schools as discussed in the preceding section, most public buildings (such as the courthouse, County administration building, city halls, etc.) are located within the limits of incorporated cities. There is, however, much public land in the unincorporated part of the County. Most of this land is used for parks or preserved as open space. The locations of these lands can be found on map 3-12 of the Conservation/Open Space Element.

This map also indicates lands owned by the United States Government which are used as open space. In addition to land used for open space, the United States Government owns the Crows Landing Naval Air Station near the town of Crows Landing. Land owned by the State of California is used largely for open space (both existing and future parks) and as right-of-way reserved for the future construction or expansion of roads.

In addition to identifying existing public buildings and grounds, the land use element is required to designate "the proposed general distribution and general location and extent of the uses of land for . . . public buildings and grounds . . . ." Stanislaus County has chosen to permit public buildings and grounds in virtually all of the various zoning districts. Generally, a use permit is required which allows public review of the request and allows Planning Commission review to ensure suitable locations. This method recognizes the diversity of the areas the plan covers, ranging from residential and commercial neighborhoods to farm and industrial lands. It also recognizes that such facilities could include a variety of uses such as hospitals, office buildings, fire stations, and airports. The permit process allows specific review of the relationships between the proposed uses and those that surround them either currently or in the future. It also allows the County to review the project as it relates to the objectives of this plan. Sites identified on city general plans as being appropriate for public facilities, when within Urban Transition shall be considered consistent with this plan. In some instances, the State or Federal law preempts local control and requirements. Therefore, review is only effective when the agency cooperates.

In evaluating the consistency of a public facility, the County shall consider factors including, but not necessarily limited to, the following:

- a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed public facility. The facility shall be located in an area that is convenient to the users of the facility.
- b. **Traffic impacts and public road access.** The proposed facility shall not cause significant traffic impacts that cannot be mitigated. In the case of public facilities for open space (wildlife areas, etc.), it is important that traffic not be allowed to impact the open space area.
- c. **Noise, dust and vibration.** The proposed facility shall not cause an unreasonable amount of noise, dust or vibration and should not be located in areas where it would be impacted by the same.
- d. **Public safety.** Proposed public facilities shall be located to provide the maximum degree of public safety.
- e. **Soil types.** Public facilities shall be located as much as possible on poorer soils unless such location is clearly not practical.
- f. **Parcel size.** Public facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in another area is necessary due to specialized requirements of the facility.

- g. Impacts on agriculture.** Facilities shall be located to avoid impacts on adjoining agricultural uses.

It is anticipated that developments in the future will result in the need for additional, major development of public facilities. Discussions statewide of such issues as the need for additional correctional facilities and the potential designation of San Joaquin County as the site for the SSC (Superconducting super collider) may someday affect Stanislaus County. If public facilities are needed on a significant scale to accommodate such uses, the above criteria shall still apply. Facilities that could be built to accommodate the needs of the SSC would be most appropriate near Woodward Reservoir in this County as it is the closest to the proposed site, has adequate access, is on land of poorer soils, and has sufficient land that is not bound by the Williamson Act.

### **LIQUID AND SOLID WASTE DISPOSAL FACILITIES**

**Solid Waste.** Disposal of solid waste is an ongoing area of concern. Continued growth within both the unincorporated area of Stanislaus County and the various cities, produces an ever-increasing amount of solid waste. The County encourages recycling and is exploring new alternative technology, such as waste-to-energy, but the need for landfills for solid waste disposal will remain within the foreseeable future.

The County Solid Waste Management Plan serves to identify future needs and offer alternative solutions. The plan is reviewed and updated every three years in response to changing needs. At this time there are three operating landfills. Two are County operated and one is private. All are located in areas zoned for agriculture. One is the County's Geer Road landfill, on Geer Road south of Yosemite Boulevard, east of Modesto. It serves most of the eastern and central portions of the County, and is nearing its capacity. The other County facility is on Fink Road, west of Interstate 5. It is a small operation serving mainly the communities west of the San Joaquin River. The County has approved expansion of the Fink Road facility as a replacement for Geer Road. This will necessitate transporting waste material a greater distance for disposal.

The only private landfill in the County is located on the south side of Hatch Road, west of Carpenter Road, southwest of Modesto. It was established, by use permit, in the mid-1960's. Continued operation will depend on the effects it has on the local environment. Due to possible impacts of groundwater and violation of the use permit conditions, this landfill was closed to the general public early in 1985. However, it still accepts garbage from the owner's collection franchise.

It appears that Stanislaus County will be actively involved with solid waste disposal for quite some time to come. New landfill facilities will need to be provided. In choosing sites for these, careful consideration must be given to the full range of potential environmental impacts. In general terms, landfills should be in locations where the possibility of affecting other property is kept to a minimum. State standards for the siting of landfills also address this issue. County zoning regulations permit landfills only in the A-2 (Exclusive Agriculture), PD (Planned Development) and M (Industrial) zoning districts. In all three districts public hearings are required in

order to approve the project, thereby assuring proper opportunities for complete review. Landfills should be located only in areas designated Agriculture or Industrial and where there are no preexisting land uses which would be adversely impacted by the facility.

The County will ensure that no new uses which conflict with the landfills are permitted adjacent to such sites. While preexisting uses must be recognized, new residential developments, for example, should be strongly discouraged. This policy protects the landfill operator as well as surrounding properties. The A-2 zoning designation allows residences, one on parcels of less than 20 acres in area, and two on parcels of twenty acres or greater. With future landfills restricted to areas generally planned for agriculture, the numbers of persons potentially affected will be minimized. Recently, at least one State law has been proposed that would prohibit residential development near a landfill. Although it failed to pass, the legislature will be likely to continue pursuit of this issue.

Garbage transfer stations are becoming an important link in the solid waste disposal process. Unlike landfills, however, these can be constructed and operated with only minimal impacts on surrounding properties. They will be considered appropriate, therefore, in areas designated Industrial or Commercial on the Land Use Element. The property must have M (Industrial), C-2 (General Commercial) or PD (Planned Development) zoning. There is presently one transfer station operating in the unincorporated area of the County. This is the Modesto Disposal Company facility, zoned PD, on the north side of Hatch Road, west of Carpenter Road, just across from the privately-owned landfill.

With the closing of the Geer Road landfill and with increased collection costs it is highly likely that additional transfer stations will be proposed. The "Solid Waste Management Plan" adopted in April 1986 includes four areas designated as "tentative transfer station location areas". These areas are designated by very large circles (20-40 square miles in area). Two of these areas are centered on the cities of Hughson and Oakdale. One area is northeast of Modesto and one is in the southern part of the Modesto and Ceres areas. While we have no problem with these general areas, site specific designations must await individual proposals and evaluation of impacts.

In June, 1986 the Board of Supervisors approved a permit to allow construction of a waste-to-energy plant on a portion of the Fink Road landfill site. Operation of the plant will reduce the amount of existing municipal solid waste requiring landfilling by approximately 80 percent. This waste will be converted by incineration to electricity and sold to PG&E. The electricity produced will be sufficient to serve the needs of 29,000 homes each year.

**Liquid Waste.** Liquid waste facilities (sewer plants) are located throughout the County. Each of the incorporated cities has their own facilities as do the unincorporated communities of Grayson and Salida. The Stanislaus County Housing Authority owns the system which serves Westley. The town of Keyes and Denair use Turlock's facilities and Empire uses Modesto's. Nearly all of the city's facilities are within the limits which they serve (6 of 9) although all but one of these facilities are surrounded on at least three sides by County

land (See Appendix 1-6.) Riverbank's plant is in San Joaquin County. Modesto's plant is partly inside the City and partly outside. Only Waterford's facilities are located totally in the County. In addition to incorporated towns, the systems which serve Grayson, Salida and Westley are located in the County.

Liquid waste facilities are permitted only in the A-2 (Exclusive Agriculture), PD (Planned Development) and M (Industrial) zoning districts. In all three districts public hearings are required in order to approve the project, thereby assuring proper opportunities for complete review.

#### **AREAS SUBJECT TO FLOODING**

There are a number of areas within Stanislaus County which are subject to periodic flooding. They are located along the natural watercourses. These include the County's three major rivers: the Stanislaus, the Tuolumne and the San Joaquin. Several creeks are subject to flooding as well: Salado, Del Puerto and Orestimba west of the San Joaquin River; and Dry Creek and Little John Creek on the east side of the County. The Farmington Flood Control Basin located on Little John Creek in the northeasterly part of Stanislaus County floods periodically in order to protect lands downstream.

The County has recognized the need to plan and protect its residents as much as possible from flooding hazards. It has adopted a Flood Damage Protection Ordinance. It makes reference to the flood hazard areas which have been identified by the Federal Insurance Administration. The County has adopted that agency's Flood Insurance Rate Maps (FIRM) and has adopted specific regulations pertaining to building activities within those areas. Detailed maps are available in the County Department of Public Works, Building Inspection Division. The subject of flooding is discussed extensively in the Safety Element.

## SPHERE OF INFLUENCE

### BACKGROUND

In 1973, Stanislaus County adopted a new General Plan concept called Urban Transition. This designation was placed on property outside the city limits but within the city's general plan boundary. One of the reasons for development of this designation was ongoing conflicts between the County and the cities. The County routinely approved development of land within a city's general plan boundary without regard to consistency with the city's Plans. This caused a variety of problems for a city. First, although rare, development sometimes occurred which was not acceptable to the city, therefore, no attempt was made to annex the property resulting in islands of unincorporated area within a city. Second, if the County permitted urban development within the County, there was no incentive for the property owner to annex. This often prevented annexation. Third, even if the city wanted to annex the property and the property owner agreed, the development seldom met city standards with respect to street improvements, landscaping, signage, etc. At this point there was no recourse for the city to upgrade the requirements.

With the adoption of the Urban Transition designation, development in most instances was required to annex before approval. Development which was allowed by ordinance without annexation was referred to the appropriate city for comment. The intent of the referral was to gain city input on whether or not a proposal was consistent with the city's plans and, if so, did the proposed development standards equal what the city would require if development were to occur in the city.

Originally, referrals were only made if the General Plan designation was Urban Transition although the Urban Transition area is only a portion of the area within a city's General Plan boundary. Gradually, referrals were made of all applications within a city's General Plan Boundary regardless of whether or not the property was designated urban transition.

In late 1984, the Local Agency Formation Commission (LAFCO) adopted spheres of influence for each city as required by State Law. These spheres are "a plan for the probable ultimate physical boundaries and service area of a local agency". (Section 56425 of the California Government Code). Since a Sphere of Influence is usually the general plan boundary of a city, the term more accurately describes the area in which referrals have been made.

## POLICY

Whenever an application is to be considered which includes property within the Sphere of Influence of a city, it shall be referred to that city for comment. The city, other than the City of Turlock, shall be asked to respond to the following questions:

1. Is the proposed project inconsistent<sup>1</sup> with the land use designation on the City's General Plan? If so, please include a copy of the map (or that portion which includes the subject property) and the text describing the uses permitted for the general plan designation. All findings of inconsistency must include supporting documentation.
2. If the project is approved, specifically what type of conditions would be necessary to ensure that development will comply with city development standards (such as street improvements, setbacks, and landscaping).

The County Planning Commission and Board of Supervisors shall consider the responses of the cities in the permit process. If the County finds that a project is inconsistent with a city's General Plan designation, it shall not be approved. If the project is within the City of Turlock Sphere of Influence and is non-agricultural or is not consistent with the County/City Mutual Support Agreement in effect at the time of consideration, it shall not be approved. A project shall not be considered inconsistent if the only inconsistency is with a statement that development within the Urban Transition area or Sphere of Influence shall be discouraged (or similar sweeping statement).

If the City responds with recommendations for additional development standards to insure that the development, once annexed, will meet city standards, the County shall impose such conditions as may be reasonably provided. Requested conditions for such things as sewer service in an area where none is available shall not be imposed.

In the case of a proposed project within the Sphere of Influence of a sanitary sewer district, domestic water district or community services district, the proposal shall be forwarded to the district board for comment regarding the ability of the district to provide services. If the district serves an unincorporated town with a Municipal Advisory Council (MAC), the proposal shall also be referred to the MAC for comment.

1. The question is specifically phrased to ask if a proposed project is inconsistent with the General Plan designation. This is intended to (a) encourage a city to specifically designate all land within its Sphere of Influence if it wants to oppose development proposals within the Sphere, and (b) to assure that tangible proof is submitted if denial is requested. This will eliminate the County's dilemma of trying to prove something is consistent with an inadequate General Plan.

## COMMUNITY PLANS

Stanislaus County has adopted Community Plans for most of the unincorporated towns in the County. These plans outline the future growth pattern of the town. Each plan is used in conjunction with the General Plan to indicate whether the Urban Transition area will be residential, commercial, industrial, etc. Any requests for rezoning of property designated Urban Transition on the General Plan must be consistent with the proposed use category on the Community Plan.

In order to develop land within the sphere of influence which is designated Urban Transition on the Land Use Element of the Stanislaus County General Plan, the developer must request a general plan amendment, rezoning, and submit a tentative map. The latter is only required if development of the property is dependent on approval of a tentative map. The combining "Urban Service (US)" zone shall be used for all such rezoning. Use of this zone will require that the property annex to the appropriate service district (sanitary, water, or community services) prior to development while still requiring that the underlying zone be consistent with the General Plan designation.

#### CROWS LANDING

It is not anticipated that Crows Landing will experience significant growth in the coming years. Constraints with the existing water system, lack of sanitary sewer and existing Williamson Act contracts will keep its growth to a minimum. Projected 2010 population is only 475 compared to the 1980 population of 436. It is anticipated that this growth will be due to infilling rather than community expansion. The Community Plan shown on Map 1A-1 reflects this expectation.

#### DEL RIO COMMUNITY PLAN

It is not anticipated that Del Rio will experience any significant growth for three reasons: (1) the entire area is ringed by rich agricultural land; (2) limited amount of community services; and (3) community resistance to additional growth. It is a policy that residential density be limited to 20,000 square foot lots, or equivalent density for cluster development.

#### DENAIR COMMUNITY PLAN

Population growth in Denair has been retarded due to the capacity of the sewer interceptor between Denair and Turlock. Capacity has been reached and to expand the line would be costly. However, the Denair Community Services District is presently pursuing means to finance a second parallel interceptor. If this is successful, sufficient capacity will exist to accommodate the projected 2010 population of 5377.

#### HICKMAN COMMUNITY PLAN

Significant population growth is not anticipated in Hickman. Presently, the service area is fully developed and there has been no demand for expansion.

#### KEYES COMMUNITY PLAN

With only about 21 to 26 acres of additional sewer capacity, not all of the land designated for residential use can be developed. Development of only two large parcels could cause the sewer system to reach capacity. However, we believe that a surplus of developable land is appropriate, for several reasons. First, not all land will develop. Some of these parcels will remain unchanged. One, in fact, is under a Williamson Land Conservation Act contract, and cannot be developed for at least ten years. Second, to designate only 21 to 26 acres would commit all the capacity to only a few properties, creating an unfair advantage for those owners. It will also prevent others who are perhaps desirous of immediate development from doing so, by committing the capacity to land which may never be developed.

Another factor, one which is very important, is that the figures on which the plan is based are estimates of current sewerage flow, not actual measurements. A new line between Keyes and Turlock is nearing completion. It is possible that, once the new facilities are implemented, a flow meter could indicate a different figure. If a lower flow is occurring than the estimate, additional development of the residentially developed areas can occur. Should, for any reason, either of the two already approved projects fail to develop, the capacity reserved for them could be used to build residences on other property designated for residential use.

The Planned Development designation on the Keyes Community Plan is a key element of the plan. It is used for land which is ultimately suitable for commercial or light industrial development, excluding any uses which the County determines use substantial amounts of water or generate significant sewage flow. The plan encourages connection to public water supply but allows use of septic sewage disposal systems, provided that all such proposals comply with all requirements of the County Department of Environmental Resources. The policy will allow commercial and industrial uses to develop in a safe manner, and will not use sewer system capacity.

This Planned Development designation recognizes that some proposed uses in the PD area could conceivably be connected to the sewage system without adversely affecting the overall capacity. Such uses could generate very limited amounts of sewage, or could be designed to pump into the system at nonpeak hours. Such uses proposing to connect to the sewer system can be permitted provided they satisfy the Board of Supervisors, the Keyes Community Services District and the County Department of Environmental Resources, and that they will not adversely effect the ability of the sewer system to serve residential areas.

While acknowledging the existence of mobile home parks and other residences within the PD area, new residential developments will not be considered consistent with this designation. The Planned Development areas are so located as to allow a wide range of commercial and industrial uses which may not be appropriate in the town proper, adjacent to residential uses. The requirement that all uses be developed as a PD rezoning will allow the County to minimize land use conflicts, both within the Planned Development area and adjacent to it. This twofold purpose is important to protect residents of mobile home parks within the area as well as adjacent residences.

The Planned Development area is extensive, stretching from just south of Redwood Road, east of Highway 99 at the north, southward between Faith Home Road and the Southern Pacific Railroad to Berry Seed and Feed west of Highway 99 to the new Keyes Road overpass to the south, extending from one end of the new road alignment to the other.

The north area is located both inside and outside the ultimate boundaries of the Community Services District. There are already two properties zoned PD within the area, and several other properties with commercial uses on them. This designation acknowledges those uses, and allows new uses to be established following a case by case review.

The remaining area designated Planned Development is within the ultimate Community Services District Boundary. Individual PD requests will be reviewed for possible impacts on the surrounding area. Where possible, the PD will contain development standards to mitigate these impacts. Land designated Planned Development will be zoned A-2 (Exclusive Agriculture) until a PD rezone is approved.



#### **KNIGHT'S FERRY COMMUNITY PLAN**

It is not anticipated that Knight's Ferry will experience significant growth in the coming years. Lack of sanitary sewer, existing Williamson Act contracts to the north, the Stanislaus River on the south and the community's desire to retain its historical character will keep its growth to a minimum. Projected 2010 population is only 300 compared to the 1980 population of 281. In the event that development is proposed within the historical community of Knight's Ferry, it must comply with the building standards in Appendix 1-2 of the Support Documentation.

#### **LA GRANGE COMMUNITY PLAN**

It is not anticipated that La Grange will experience any significant growth in the coming years. The present water system is lacking in the ability to serve additional customers, consequently, until the system is upgraded and expanded, future growth is seriously retarded. This is evident in the population projection for the year 2010 of 112 as compared to the 1980 population of 88. In the event that development is proposed within the historical community of La Grange, Appendix 1-2 of the Support Documentation should be consulted for building exterior design standards.

#### **SALIDA COMMUNITY PLAN**

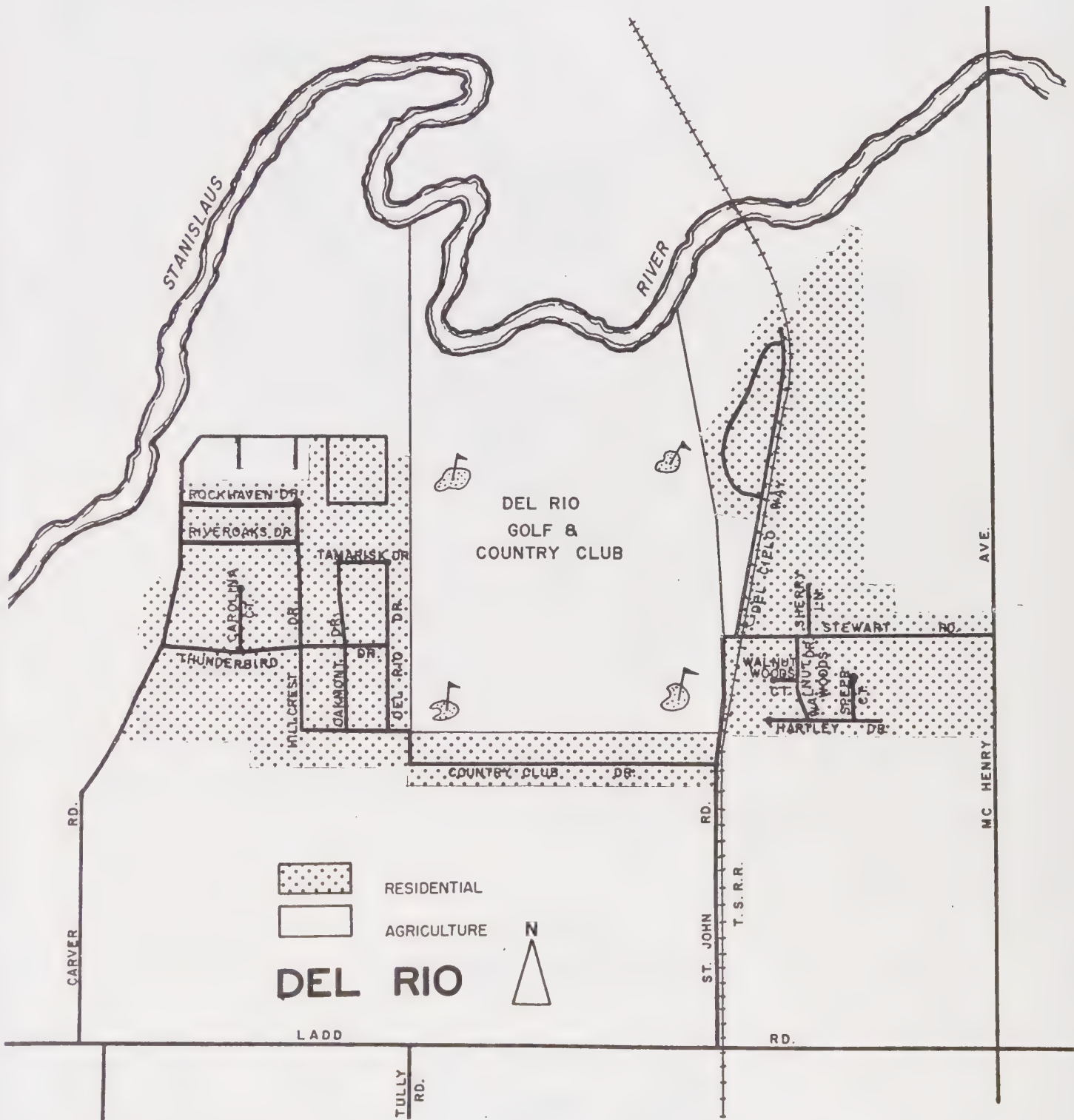
This land use plan reflects both existing land use patterns and gathered information to guide future land use decisions. In formulating this plan, it was apparent that a substantial portion of the community had already developed in a way which has produced few areas of potential land use conflicts. The designations included within this plan are intended to, whenever possible, mitigate those impacts, or prevent them from occurring in the future. This will, hopefully, result in an attractive and efficient pattern of living and working areas.

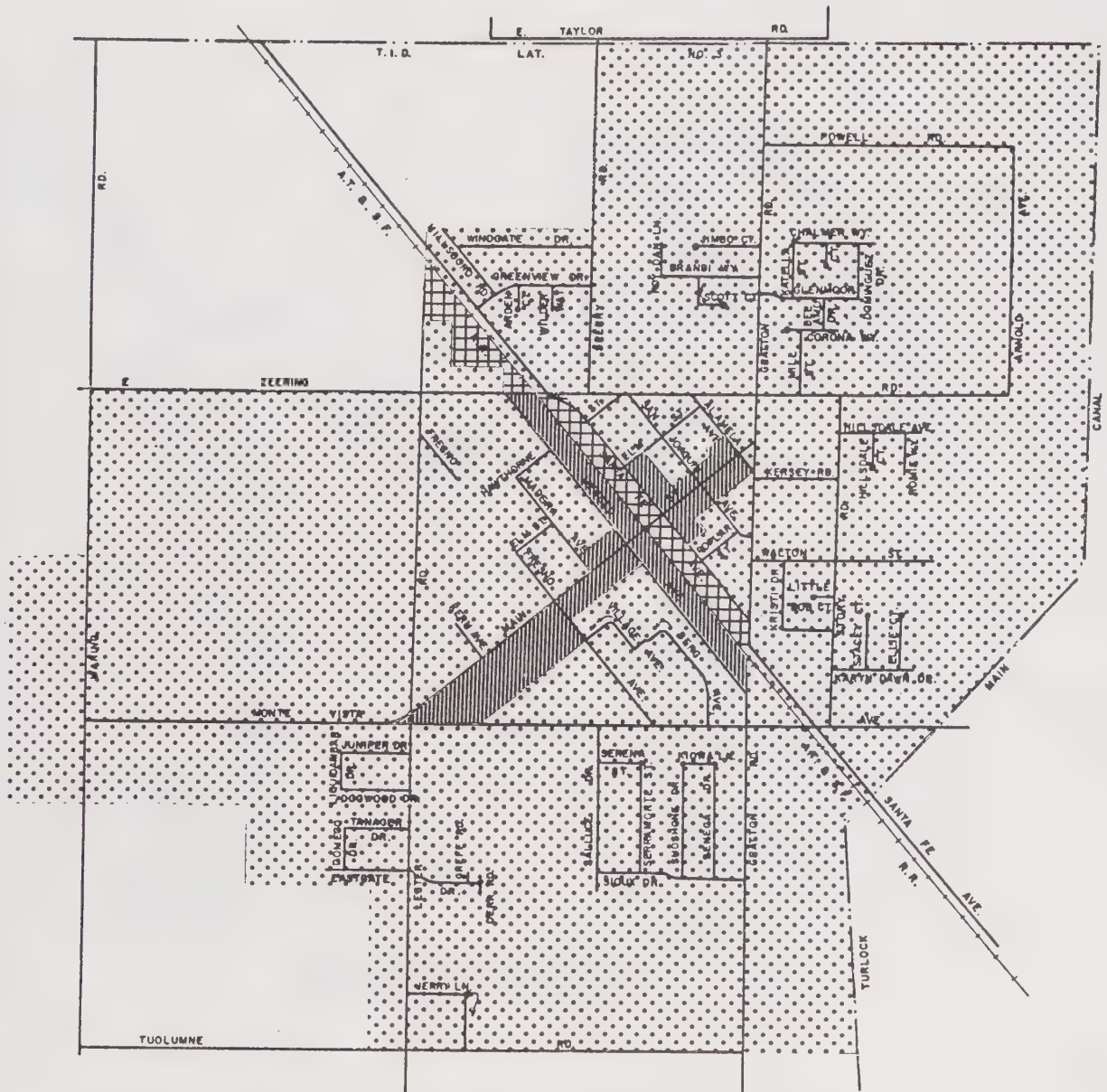
Residential growth in the Salida area has caused overcrowded conditions in the district's two elementary schools. As part of this community plan, two future school sites have been deemed necessary. The exact locations have not been determined at this time. However, due to the pattern of existing residential growth and areas designated for residential growth, the school sites should be located on the west side of the freeway. Two symbols, representing school sites, are randomly placed on the Salida Community Plan to indicate the need for future schools in Salida.

#### **WESTLEY COMMUNITY PLAN**

Westley could experience significant growth in the coming years. Projected population within the Community Services District by the year 2010 is 740. The sewage treatment facility can serve an approximate capacity of 1115. However, until a public water system is available, growth will be kept to a minimum. Existing Williamson Act contracts will restrict the expansion of the current district boundary.

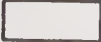





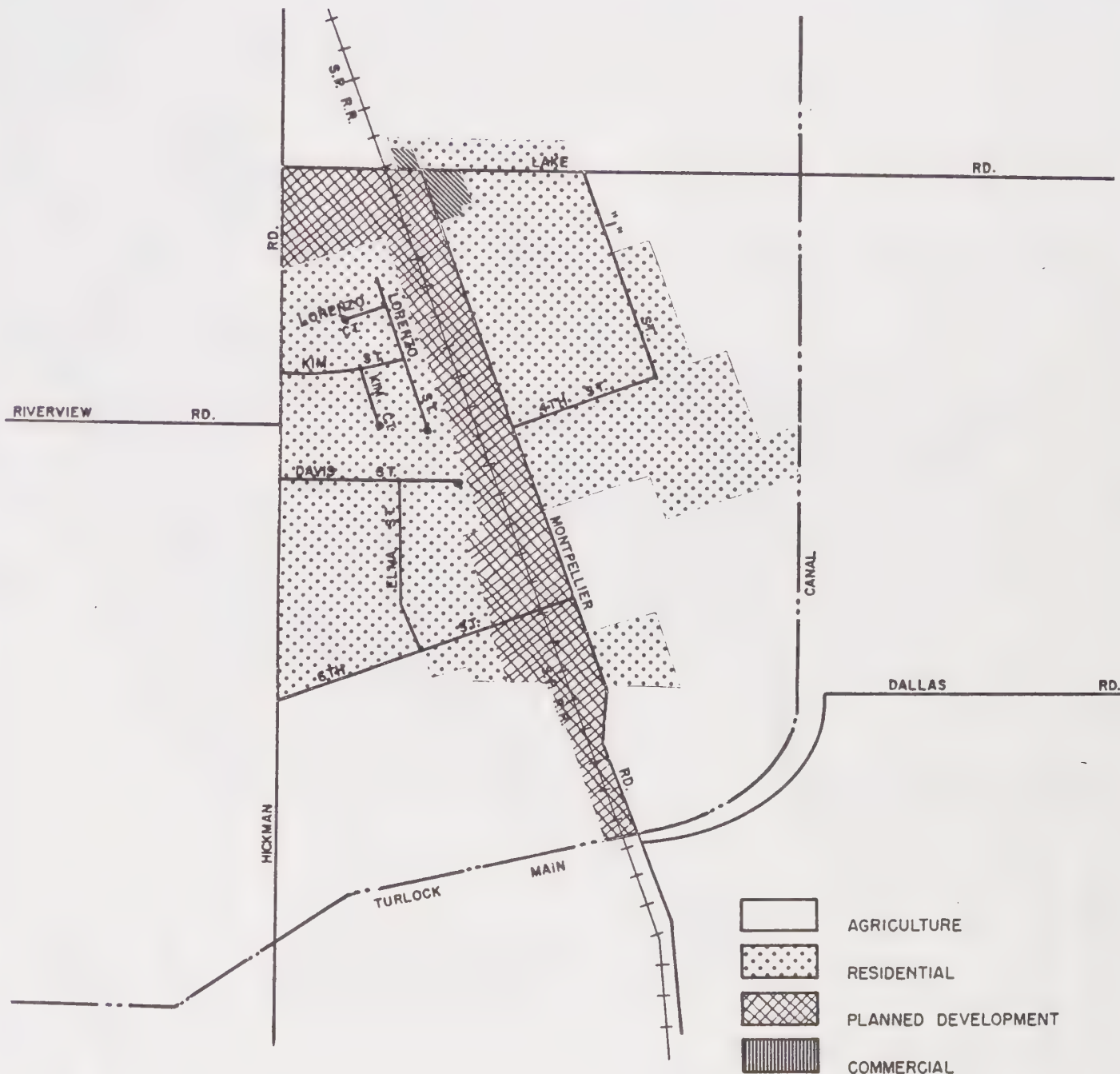




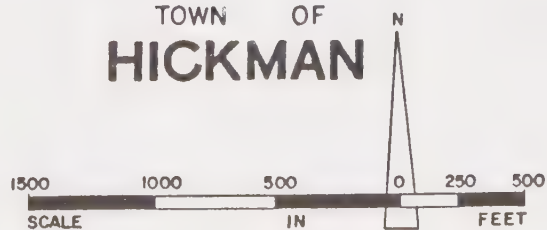
# TOWN OF DENAIR



-  AGRICULTURE
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL



# TOWN OF HICKMAN



## RESIDENTIAL DENSITY

MEDIUM

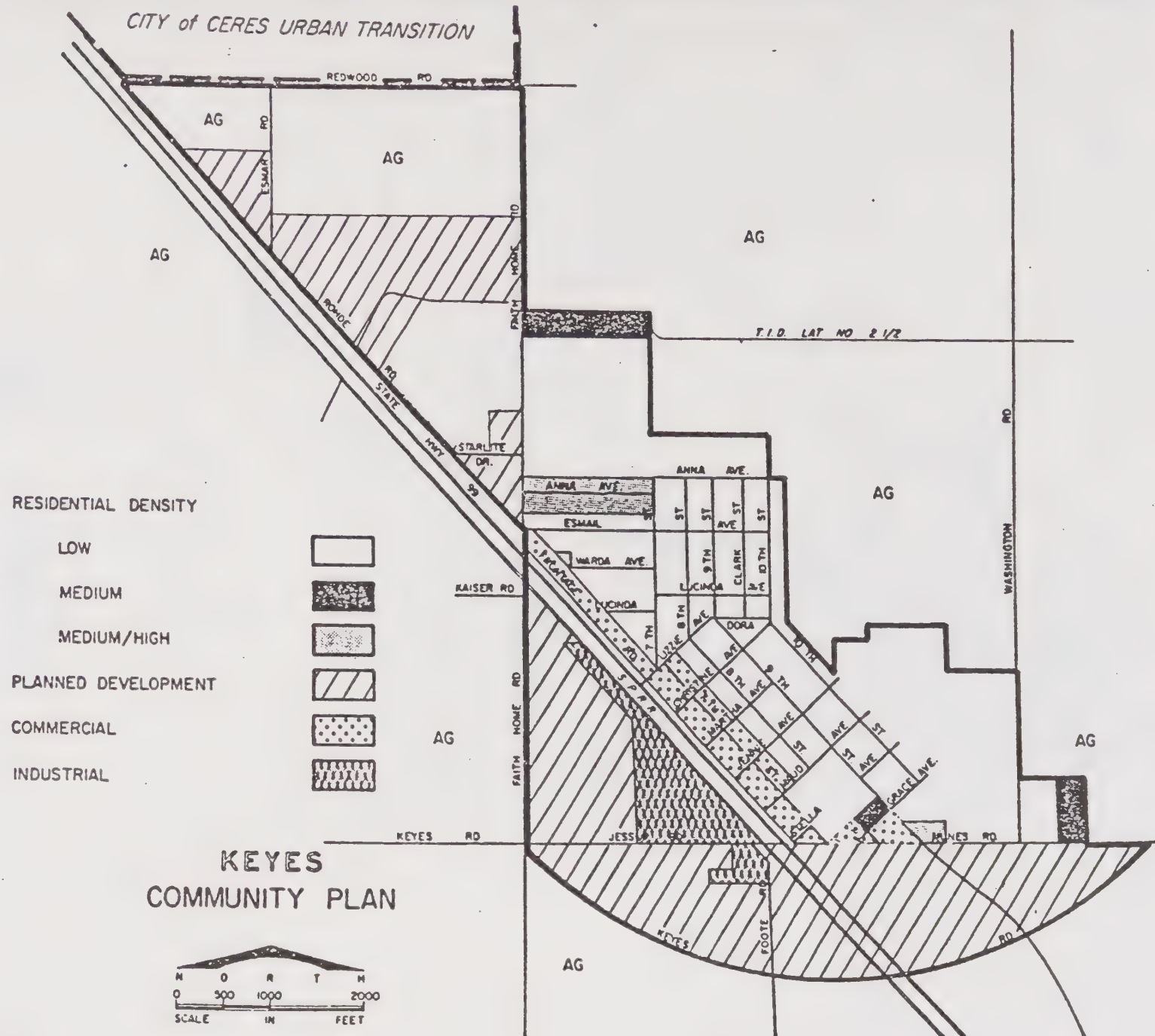
MEDIUM/HIGH

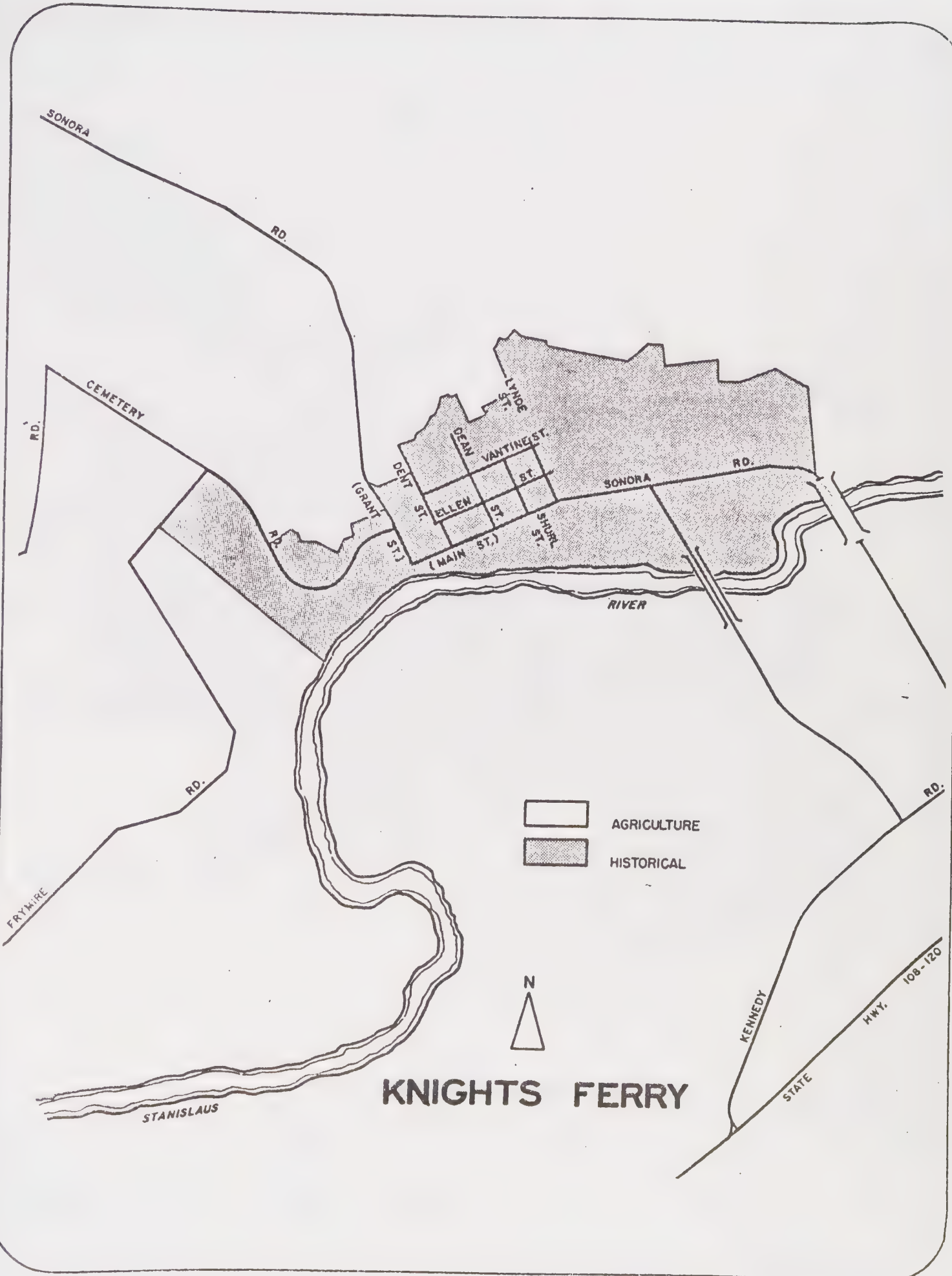
## PLANNED DEVELOPMENT

COMMERCIAL

INDUSTRIAL

KEYES  
COMMUNITY PLAN





SONORA

RD.

CEMETERY

RD.

LYNDE ST.

DEAN ST.

VANTINE ST.

DENT ST.

(GRANT ST.)

ELLEN ST.

(MAIN ST.)

ST.

SHURL ST.

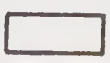
SONORA

RD.

RIVER

RD.

FRYMIRE



AGRICULTURE



HISTORICAL



N

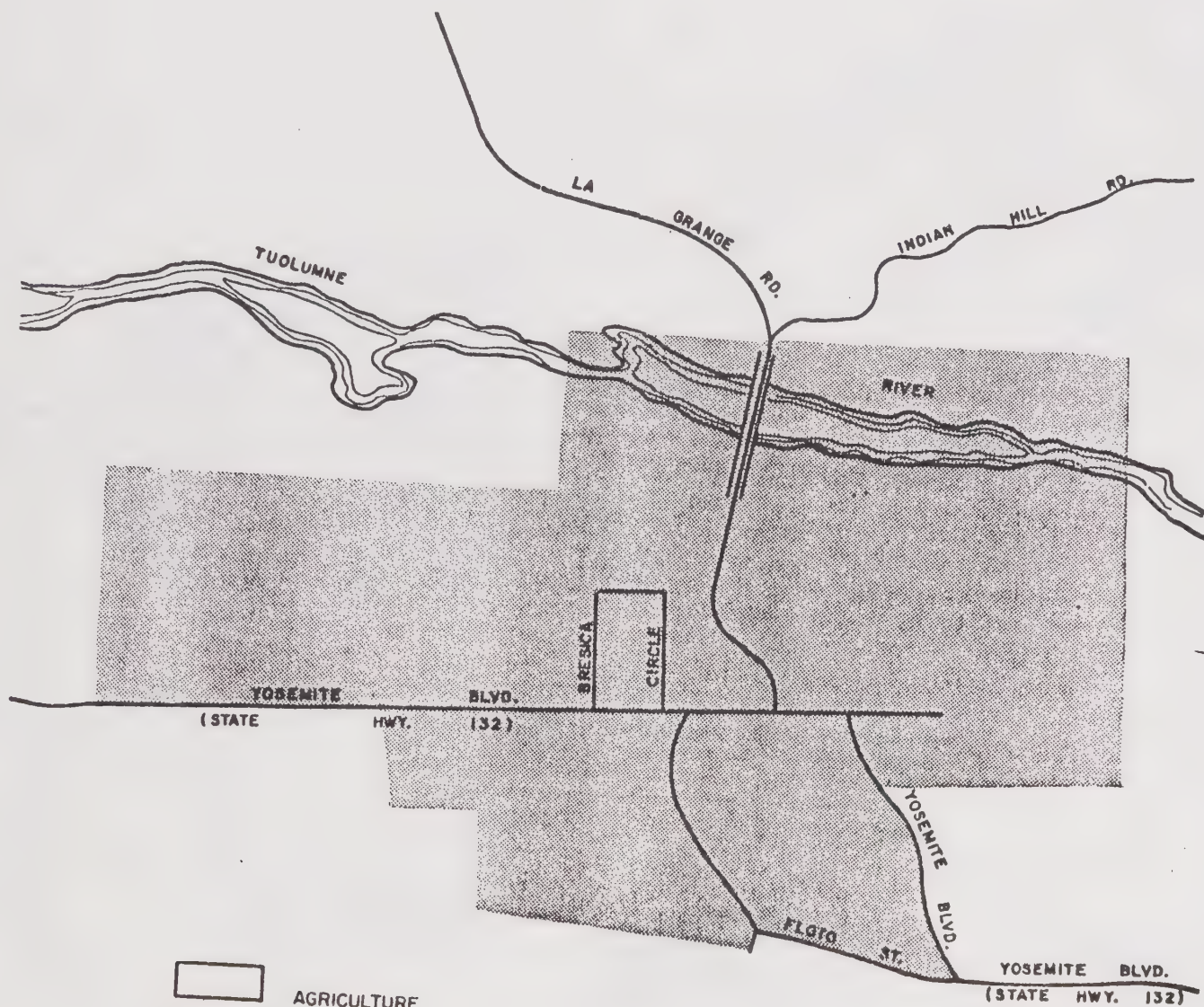
# KNIGHTS FERRY

STANISLAUS

KENNEDY

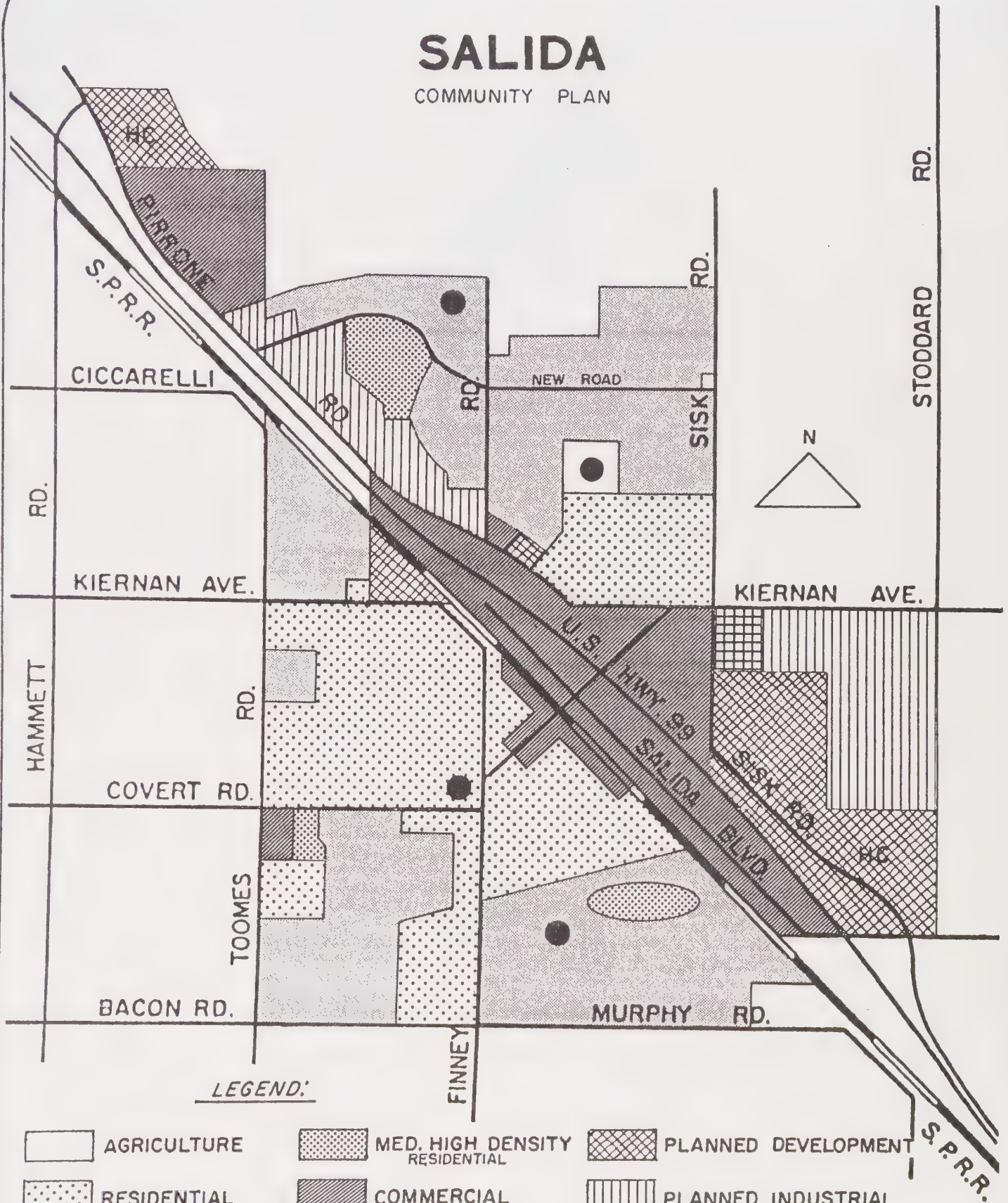
STATE

HWY. 108-120












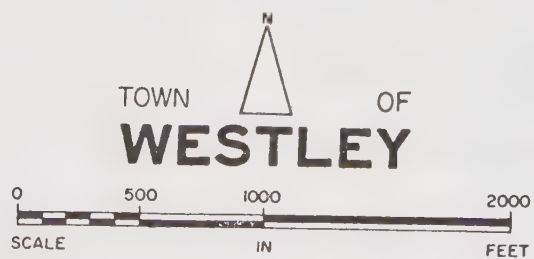
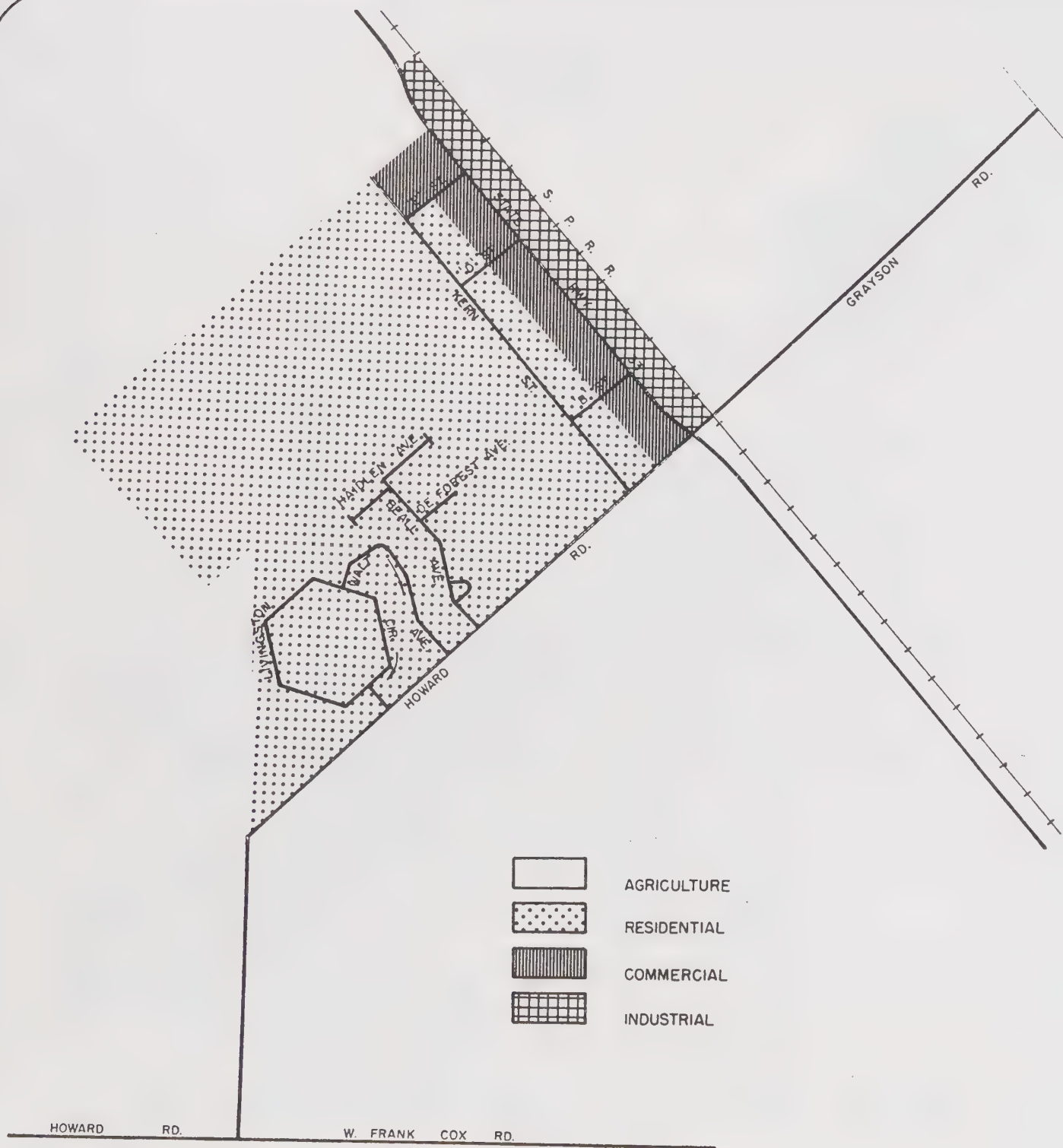
# SALIDA

COMMUNITY PLAN



## LEGEND:

- |  |   |   |
|--|---|---|
|  AGRICULTURE             |  MED. HIGH DENSITY RESIDENTIAL |  PLANNED DEVELOPMENT |
|  RESIDENTIAL             |  COMMERCIAL                    |  PLANNED INDUSTRIAL  |
|  LOW DENSITY RESIDENTIAL |  INDUSTRIAL                    |  SCHOOL SITES        |
|  |   | HC HIGHWAY COMMERCIAL   |



## **APPENDICES**

APPENDIX I-1

RESOLUTION NO. 87-1

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATION ON UPPER MCHENRY AVENUE.

WHEREAS, the proper regulation of development along McHenry has been the subject of concern to the City of Modesto and the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the upper McHenry frontages for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 74-1 on April 11, 1974 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on upper McHenry Avenue.

Precise plans should be adopted to provide for two collector streets to cross McHenry at one-quarter mile intervals between Pelandale Avenue and Kiernan Avenue.

No planned development application should be approved which would conflict with the above mentioned precise plans or with the adopted Pelandale Avenue precise plan.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Shopping centers should be permitted only at the McHenry Avenue-Pelandale Avenue and McHenry Avenue-Kiernan Avenue intersections.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation.

The "Planned Development" designation which has been applied to upper McHenry Avenue should not be interpreted to allow non-residential uses to project easterly or westerly from the

McHenry frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area. With the exception of the shopping centers at the corners listed above, the following depths are hereby established:

- A. From Modesto Irrigation District Lateral No. 6 north - 450 feet from the centerline of McHenry Avenue.
- B. From the Modesto City Limits north to Lateral No. 6 on the east side of McHenry Avenue - 488 feet from the centerline of McHenry Avenue.
- C. From the Modesto City Limits north to Lateral No. 6 on the west side of McHenry Avenue - the westerly property lines of the existing parcels.

Planned development applications on upper McHenry Avenue should include provisions for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Modesto City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Modesto and/or connected to the Modesto public sewer system when such annexation or sewer connection is demanded by the City of Modesto with the approval of the Stanislaus County Board of Supervisors.

All residential planned development approvals shall include provisions for annexation to the City of Modesto prior to occupancy thereof.

All planned development applications should provide for consistence with City of Modesto and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress,  
Wikoff  
NOES: None  
ABSTAIN: Stephens

  
THOMAS RETTIG, CHAIRPERSON

APPENDIX I-2

RESOLUTION NO. 87-2

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATIONS ON EAST F STREET, OAKDALE

WHEREAS, the proper regulation of development along East F Street has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the frontages of East F Street for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-4 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on East F Street.

No planned development application should be approved which would conflict with the precise plans of the City of Oakdale or Stanislaus county in regard to road right-of-way.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation or which serve the traveling public.

The "Planned Development" designation which has been applied to upper East F Street should not be interpreted to allow non-residential uses to project northerly or southerly from the East F Street frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area.

Planned development applications on East F Street should include provision for the ultimate usage of entire contiguous ownerships.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Oakdale City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Oakdale and/or connected to the Oakdale public sewer system when such annexation or sewer connection is demanded by the City of Oakdale with the approval of the Stanislaus County Board of Supervisors.

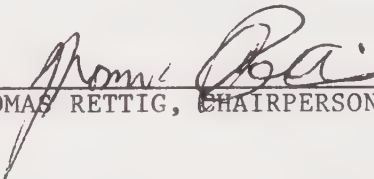
All residential planned development approvals shall include provisions for annexation to the City of Oakdale prior to occupancy thereof.

All planned development applications should provide for consistence with City of Oakdale and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress,  
Wikoff  
NOES: None  
ABSTAIN: Stephens

  
THOMAS RETTIG, CHAIRPERSON

APPENDIX I-3

RESOLUTION NO. 87-3

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION ESTABLISHING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATIONS AT FREEWAY INTERCHANGES AND ADJACENT FRONTAGE ROADS.

---

WHEREAS, the proper regulation of development at freeway interchanges and adjacent frontage roads has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate these interchanges and frontage road areas, for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-5 on April 14, 1977 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on freeway interchanges and adjacent frontage roads.

Planned Development Applications for freeway and adjacent frontage roads should be for only those uses that service highway oriented traffic and would not be more properly located in any of the zoning districts existing in the County of Stanislaus or any of the cities within the County.

All planned development applications for adjacent freeway frontage roads should include provision for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

All planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the appropriate City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the appropriate city and/or connected to a public sewer system when such annexation or sewer connection is demanded by said city with the approval of the Stanislaus County Board of Supervisors.

All planned development applications should provide for consistence with County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress,  
Wikoff  
NOES: None  
ABSTAIN: Stephens

  
\_\_\_\_\_  
THOMAS RETTIG CHAIRPERSON

APPENDIX I-4

STANISLAUS COUNTY SCHOOL DISTRICTS

ELEMENTARY

1. Ceres Unified School District  
Don Pedro School, 2300 Don Pedro Avenue  
Westport School, 5218 S. Carpenter Road
2. Chatom Union School District  
Chatom School, 7201 Clavton Avenue  
Mountain View School, West Main and Crows Landing Road
3. Denair Unified School District  
Denair Elementary School, 3773 Madera Avenue  
Denair Middle School, 3773 Madera Avenue
4. Empire Union School District  
Empire Elementary School, 5201 First Street  
Teel Middle School, 5255 First Street
5. Gratton School District  
Gratton School, Gratton Road
6. Hart-Ransom Union School District  
Hart-Ransom School, 3930 Shoemake Avenue
7. Hickman School District  
Hickman School, 13306 4th Street
8. Hughson Union School District
9. Keyes Union School District  
Keyes School, 7th Street and Keyes Road
10. Knight's Ferry School District  
Knight's Ferry School, 12726 Dent Street
11. La Grange School District  
La Grange School, 30237 Floto Street
12. Modesto City School District  
Fairview Elementary School, 1937 W. Whitmore Ave.  
Tuolumne Elementary School, 707 Herndon Road
13. Newman-Crows Landing Unified School District  
Bonita School, 425 Fink Road

14. Oakdale Union School District  
Foothill School, 400 Maag Avenue
15. Paradise School District  
Paradise School, 3361 California Avenue
16. Patterson Joint Unified School District  
Grayson School, Howard Road  
Rising Sun School, Spencer and Welty Roads
17. Riverbank School District  
Milnes School, 6437 Milnes Road
18. Roberts Ferry Union School District  
Roberts Ferry School, 101 Roberts Ferry Road
19. Salida Union School District  
Salida School, 4519 Finney Road
20. Shiloh School District  
Shiloh School, 6633 Paradise Road
21. Stanislaus Union School District  
Stanislaus Union School, 1931 Kiernan Avenue
22. Sylvan Union School District
23. Turlock Joint Union School District
24. Valley Home Joint School District  
Valley Home School, 4600 Texas Avenue
25. Waterford School District

#### HIGH SCHOOL

1. Ceres Unified School District
2. Denair Unified School District  
Denair High School 3431 Lester Road
3. Hughson Union High School District
4. Modesto High School District
5. Newman-Crows Landing Unified School District
6. Oakdale Joint Union High School District
7. Patterson Joint Unified School District
8. Turlock Joint Union High School District

MISCELLANEOUS

1. Yosemite Community College District
2. California State University - Stanislaus
3. John F. Kennedy Complex for Special Education

## APPENDIX I-5

### LEGAL AUTHORITY FOR ADOPTION OF IMPROVEMENT ASSESSMENTS

#### General Obligation Bonds

Article XIII A, Section 1 of the California Constitution permits local agencies to issue "general obligation" bonds, subject to certain restrictions, to purchase or improve real property.

#### Mello-Roos Assessments

Section 53311 et. seq., of the California Government Code establishes and governs use of the "Mello-Roos community Facilities Act of 1982." Mello-Roos allows formation of a community facilities district to provide one or more of the following services:

- "(a) Police protection services, including, but not limited to, criminal justice services. However, criminal justice services shall be limited to providing services for jails, detention facilities, and juvenile halls.
- (b) Fire protection and suppression services, and ambulance and paramedic services.
- (c) Recreation program services and the operation and maintenance of parks and parkways.
- (d) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems.

In addition "a community facilities district may provide for the purchase, construction, expansion, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer which is necessary to meet increased demands placed upon local agencies as the result of development or rehabilitation occurring within the district. For example, a community facilities district may provide facilities, including, but not limited to, the following:

- (a) Local park, recreation, or parkway facilities.
- (b) Elementary and secondary school sites and structures provided that the facilities meet the building area and cost standards established by the State Allocation Board.
- (c) Libraries.
- (d) The district may also finance the construction of natural gas pipeline facilities, telephone lines, and facilities for the transmission or distribution of electrical energy to provide access to those services to customers who do not have access to those services.
- (e) Any other governmental facilities which the legislative body creating the community facilities district is authorized by law to construct, own, or operate."

#### Benefit Assessment Districts

Regulations governing the Benefit Assessment District Act of 1982 are found in Government Code Section 54701 et. seq. This code allows a local government to form an assessment district to provide and pay for facilities needed for drainage, flood control, and street lighting.

### Improvement Districts

Section 5000 et. seq. of the Street and Highways Act includes the provisions for forming districts under the 1911 Improvement Act. Such districts can be formed to provide infrastructure for sanitary sewers, drainage, grading, sidewalks, lighting, water supply, fire protection, flood protection, gas supply and almost anything else to improve street and highways.

### Community Services District

Section 61600 et. seq. of the Government Code governs the use of community services districts to provide services. The purpose of a community services district is as follows:

- "(a) To supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation.
- (b) The collection, treatment or disposal of sewage, waste and storm water of the district and its inhabitants.
- (c) The collection or disposal of garbage or refuse matter.
- (d) Protection against fire.
- (e) Public recreation by means of parks, including, but not limited to, aquatic parks and recreational harbors, playgrounds, golf courses, swimming pools or recreation buildings.
- (f) Street lighting.
- (g) Mosquito abatement.
- (h) The equipment and maintenance of a police department or other police protection to protect and safeguard life and property.
- (i) To acquire sites for, construct, and maintain library buildings, and to cooperate with other governmental agencies for library service.
- (j) The opening, widening, extending, straightening, surfacing, and maintaining, in whole or part of any street in such district....
- (k) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (j)....
- (l) the conversion of existing overhead electric and communication facilities to underground locations....
- (m) To contract for ambulance service to serve the residents of the district as convenience requires....
- (n) To provide and maintain public airports and landing places for aerial traffic.
- (o) To provide transportation services."

### School Facilities

State law authorizes school districts to impose impact fees.

### Subdivision Map Act

The State Subdivision Map Act (Section 66410 et. seq. of the California Government Code) includes provisions for requiring dedication for school property and parks. It also includes provisions for imposition of fees for both on-site and off-site improvements made necessary by the proposed development.

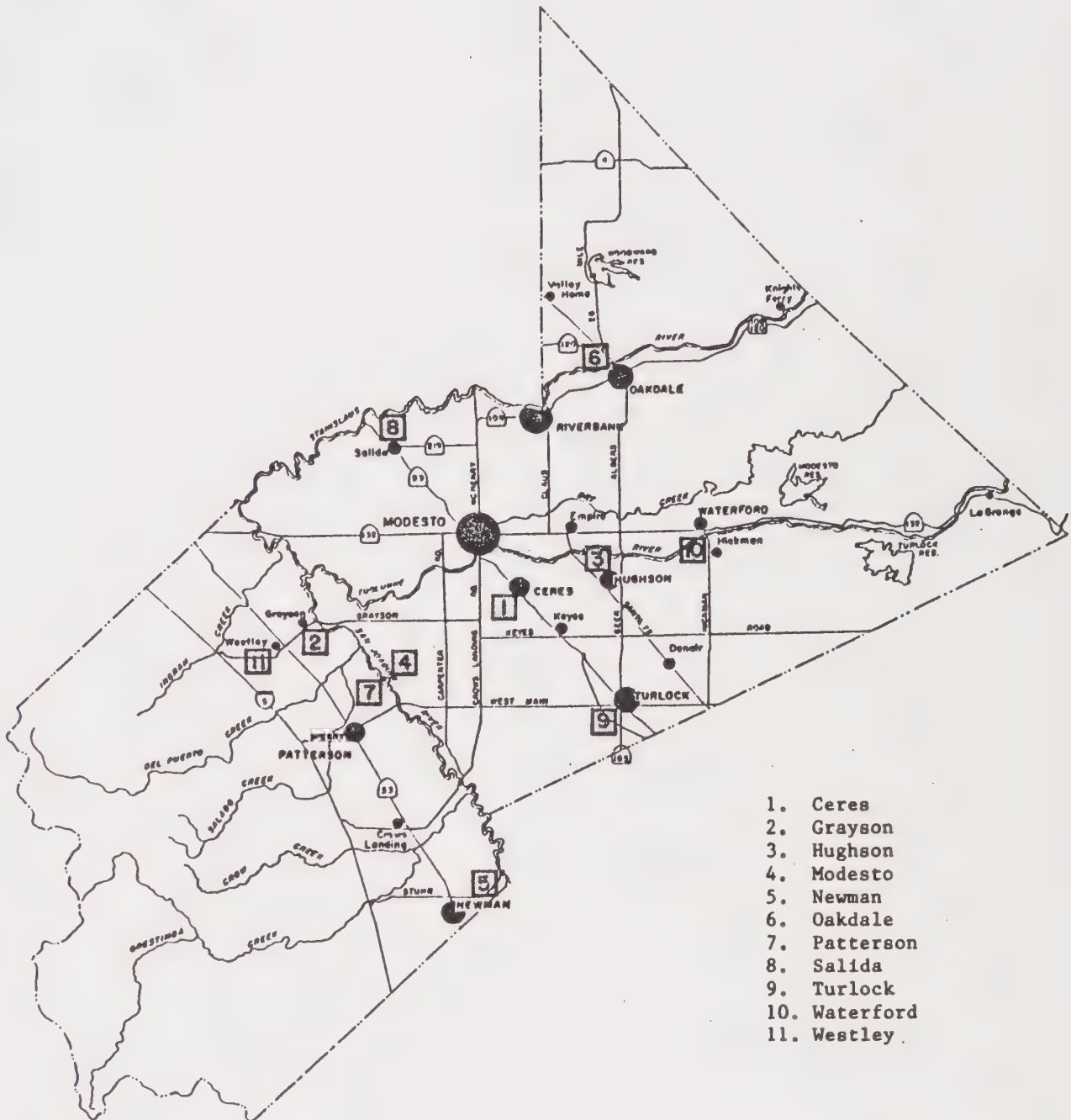
General Police Power

Stanislaus County, as all cities and counties, may implement general policies by imposing certain fees as part of its police power. A 1985 California Supreme Court decision Candid Enterprises v. Grossmont Union School, 39 Cal 3d 878 (1985) found that, under the general police power, a policy in the General Plan was adequate authority for imposing school fees not otherwise specifically mentioned in State Law.

APPENDIX I-6

# MUNICIPAL SEWER PLANTS

(LIQUID WASTE FACILITIES)





Chapter II

# Circulation



## **BACKGROUND**

The Circulation Element of the General Plan identifies goals, policies and implementation measures that would ensure compatibility between infrastructure and transportation modes. The information gathered that gives rise to this element is provided in Chapter 2 of the "Stanislaus County General Plan - Support Documentation".

Stanislaus County has more than 1,600 miles of roads within the unincorporated area. These roads provide access to individual parcels and serve as major corridors between urban areas. Stanislaus County is fortunate in not having the traffic congestion familiar to densely urbanized areas. The low-density, suburban development that characterizes the region is favorable to vehicular traffic. However, at the same time that low-density development effectively disperses traffic over a large land area, it also virtually dictates that the automobile be the major transportation mode. The mobility of those without automobiles is effectively restrained. The lower the residential density, the less likelihood that public transit systems can be supported. This element recognizes that the auto is and will be in the future the overwhelming transportation choice for most of the populace.

## CLASSIFICATIONS

Following is the index of road classifications used in the unincorporated portion of Stanislaus County.

- A. Highway/Freeway. The function of highways is to provide for mobility. They have no direct land service function. Access is restricted to streets via interchanges, and generally to primary arterials only. Highways serve through-traffic with long trip lengths. Highways may be used in urban areas for local circulation. Highway traffic in urban areas peak during to and from work commute hours. Continuous movement, with opposing traffic separated by medians, or barriers allows traffic on highways to move at higher speeds.
- B. Expressway. Expressways are facilities that provide for through-traffic movement with limited direct access to abutting property. Expressways service a similar function to that of highways - the fast and safe movement of people in an urban setting.
- C. Major. Major streets have a primary function of moving traffic but, unlike expressways, they have a secondary function of land access. Major streets are generally two-lane streets (ultimately four-lane) constructed on rights-of-way of 80-100 feet.
- D. Collector. Collectors serve a dual function by providing both land access and mobility. Trips made on collectors are usually of medium length. Collectors serve as transition facilities, providing a medium level of traffic service between high and low-level systems. Most are 2-lane roads with 60-90 foot rights-of-way. In addition, streets not shown on the General Plan or as an adopted Official Plan Line, which will serve more than fifty urban dwelling units when the neighborhood is fully developed, shall be considered as collector streets.

- E. Local. Local streets and roads serve as land access facilities. These facilities provide direct access to adjacent development. Trip lengths are normally short, and traffic volumes are usually small. Local streets are 2-lane streets with 50-foot or 60-foot right-of-ways. Urban streets serving fifty or less dwelling units when the neighborhood is fully developed shall be considered as local streets. Unless a Subdivision Ordinance exception is granted, no existing or proposed local street shall be altered in such a way that would create a dead-end street longer than 500 feet.
- F. Minor. This classification includes cul-de-sac and dead-end streets with 50 feet of right-of-way and no longer than 500 feet.

## **GOALS, POLICIES AND IMPLEMENTATION MEASURES**

Based on the information presented in Chapter 2 of the "Stanislaus County General Plan - Support Documentation" the following goals, policies and implementation measures are that part of the Circulation Element that will guide development in Stanislaus County.

**GOAL ONE**

**PROVIDE A SYSTEM OF STREETS AND ROADS THROUGHOUT THE COUNTY WHICH REFLECT  
LAND USE NEEDS.**

## **POLICY ONE**

**Development will be permitted only when facilities for circulation exist, or will exist as part of the development, to adequately handle increased traffic.**

## **IMPLEMENTATION MEASURES**

1. Future road and street rights-of-way shall be protected from development through the adoption and implementation of official plan lines where necessary. Official Plan Lines are used when it is undesirable or impractical to widen a road by requiring legal dedication on both sides of the existing center line.
2. Dedication and improvement of right-of-way to conform to the adopted plan line or ultimate right-of-way line shall be required as a condition of development. Generally, this is accomplished through Zoning Ordinance and Subdivision Ordinance, or Building Code requirements.
3. Traffic control devices (e.g. traffic signals), shall be utilized to control the flow of traffic and minimize delays.
4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.

## **POLICY TWO**

**Circulation systems shall be designed to promote safety and minimize traffic congestion.**

### **IMPLEMENTATION MEASURES**

1. Review circulation system of development proposals to ensure no adverse effects to adjoining land.
2. Traffic control devices (e.g. traffic signals) shall be utilized to control the flow of traffic and minimize delays.
3. The level of service (LOS) at an intersection shall be at a "C" level. (See Figure 1, page 88).

## **POLICY THREE**

**The County's Capital Improvement Program shall be consistent with the General Plan. Section 65103(c) of the California Government Code states that the Capital Improvement Program be periodically reviewed. This review is to ensure that improvements are coordinated with land use policies which are stated in the General Plan.**

### **IMPLEMENTATION MEASURE**

1. The CIP shall be reviewed annually by the Planning Commission for conformity with the General Plan.

The following chart identifies the Level of Service and the Volume/Capacity Ratio

FIGURE I

PERFORMANCE CHARACTERISTICS

Level of Service	Volume Capacity Ratio	Operating Conditions
A	0.60	Free flow, low volume, high operating speed, high maneuverability. Minimum queuing at intersections.
B	0.70	Stable flow, moderate volume, speed somewhat restricted by traffic conditions, high maneuverability. Moderate queuing at intersections.
C	0.80	Stable flow, high volume, speed and maneuverability determined by traffic conditions. Some backup at intersections.
D	0.90	Unstable flow, high volume, tolerable but fluctuating operating speeds and maneuverability. Generally low green time.
E	1.00	Unstable flow, high volume, limited speed, somewhat heavy traffic queuing at intersections.
F	over 1.00	Forced flow, volume low due to low speeds, heavy queuing, frequent stoppage. Stop and go to intersection not clearing each cycle.

It should be understood that LOS is measured in terms of the ability of a street to move traffic through a particular point. It is, therefore, possible for a street to measure a poor Level of Service and yet do a reasonably good job of handling turning movements or providing access. Also, many times when a street which is providing a poor Level of Service is improved, the Level of Service may not be improved greatly because of certain characteristics involved. For example, where two or more heavily traveled streets intersect, green time must be provided on the signal cycle for necessary turn movements, and maximum clearing of traffic in all directions. This may result in a minimal amount of green time for through traffic, and green time is a major factor in the determination. In some of these cases, the only possible means of obtaining a desirable Level of Service are projects which are economically unfeasible.

#### **POLICY FOUR**

A circulation system shall be developed that provides for streets in all classifications (freeway, major, collector, local and minor) as necessary to provide access to all parts of the County based on the anticipated land use.

#### **IMPLEMENTATION MEASURES**

1. The County will require that newly created parcels will either have frontage on a County maintained road or access will be provided as required by County Code.
2. All roads which intersect freeways shall be designated as collector or major streets.
3. Streets and roads which serve more than fifty dwelling units when the neighborhood is fully developed, shall be considered as collectors. In most rural instances, a minimum of 60 feet of right-of-way is obtained, thereby assuring that full collector width is available when needed.

## **POLICY FIVE**

**Transportation requirements of commercial and industrial development shall be considered in all planning, design, construction, and improvements.**

### **IMPLEMENTATION MEASURES**

1. Dedication and improvement of right-of-way to conform to the Official Plan Line or ultimate right-of-way line shall be required as a condition of development.
2. Traffic control devices (e.g. traffic signals) shall be utilized to control the flow of traffic and minimize delays.
3. Streets in industrial and commercial zones shall be designed to accommodate truck traffic. The minimum roadway in a commercial zone shall be a 60' collector and a 70' minor industrial shall be the minimum required width in an industrial zone.
4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.
5. Specific plans as defined in Government Code Section 65450 through 65457 shall be encouraged.

**GOAL TWO**

**SUPPORT A BROAD RANGE OF TRANSPORTATION MODES.**

## **POLICY SIX**

**Bikeways and pedestrian paths shall be routed to provide reasonable access from residential areas to major bicycle and pedestrian traffic generators such as schools, recreation facilities, centers of employment, and shopping areas.**

### **IMPLEMENTATION MEASURE**

1. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within sphere of influence.

## **POLICY SEVEN**

**The Airport Land Use Commission Plan shall be maintained and enforced.**

### **IMPLEMENTATION MEASURE**

1. Developments within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.

## **POLICY EIGHT**

**Provide for the public transit needs of County residents.**

### **IMPLEMENTATION MEASURE**

1. County Transit expansion of services shall be considered when an expressed need has not been met.
2. Provide linkage between different forms of transportation (i.e. bus and train).



Chapter III

## **Conservation/ Open Space**



## **INTRODUCTION**

The conservation/open space element of the Stanislaus County General Plan emphasizes the conservation and management of natural resources and the preservation of open space lands (any parcel or area of land or water which is essentially unimproved). The element: (1) promotes the protection, maintenance, and use of the county's natural resources, with special emphasis on scarce resources and those that require special control and management; (2) prevents wasteful exploitation, destruction, and neglect of natural resources; (3) recognizes the need for natural resources to be maintained for their ecological value as well as for their direct benefit to people; (4) preserves open space lands for outdoor recreation including scenic, historic and cultural areas; and (5) preserves open space for public health and safety including areas subject to landslides, flooding, and high fire risk and areas required for the protection of water and air quality. Information on the various natural, cultural, recreational and aesthetic resources, along with safety issues are discussed in Chapter 4 of the "Stanislaus County General Plan-Support Documentation".

#### **GOALS, POLICIES AND IMPLEMENTATION MEASURES**

Based on the information presented in Chapter 3 of the "Stanislaus County General Plan-Support Documentation" the following goals, policies and implementation measures are that part of the Conservation/Open Space Element that will guide development in Stanislaus County.

**GOAL ONE**

**ENCOURAGE THE PROTECTION AND PRESERVATION OF NATURAL AREAS THROUGHOUT THE  
COUNTY.**

## **POLICY ONE**

**Maintain the natural environment of areas dedicated as parks and open space.**

### **IMPLEMENTATION MEASURES**

1. Development of County parks shall include provisions for native vegetation conservation. Rare and endangered plants will have to be relocated before development can occur as required by State law through the State Department of Fish and Game.
2. Continue to use Williamson Act contracts as a means for open space conservation.

## **POLICY TWO**

**Assure compatibility between natural areas and development.**

### **IMPLEMENTATION MEASURES**

1. Review zoning regulations for compatibility between proposed development and natural areas.
2. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants) are left undisturbed.

### **POLICY THREE**

**Areas of sensitive wildlife habitat and plant life shall be protected from development (e.g. vernal pools, riparian habitats, etc.)**

### **IMPLEMENTATION MEASURES**

1. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants) are left undisturbed.
2. In known sensitive areas, the State Department of Fish and Game shall be notified prior to any development as required by the California Native Plant Protection Act.

**GOAL TWO**

**CONSERVE THE WATER RESOURCES AND PROTECT WATER QUALITY IN THE COUNTY.**

#### **POLICY FOUR**

**Protect groundwater aquifers and recharge areas, particularly those critical for the replenishment of reservoirs and aquifers.**

#### **IMPLEMENTATION MEASURES**

1. Proposals for urbanization in groundwater recharge areas shall be reviewed to insure that (1) as much water as possible is returned to the recharge area, and (2) the development will not cause discharge of materials detrimental to the quality of the water.
2. The Department of Environmental Resources shall indentify and control point sources for pollutants stored, handled or disposed of on the surface of the soil or in the vadose zone that is located in the zone of aeration immediately above the groundwater level.
3. Reduce reliance on dry wells as a means of street drainage in urban area. Dry wells collect and discharge toxic, hazardous and designated contaminants into aquifers having beneficial uses.

#### **POLICY FIVE**

**Preserve vegetation to protect waterways from bank erosion and siltation.**

#### **IMPLEMENTATION MEASURE**

1. Development proposals shall be closely reviewed to ensure that destruction of riparian habitat and vegetation is minimized.

## **POLICY SIX**

The County will encourage all new urban development within the sphere of influence of a town or city to be served by public sewer and water systems rather than by private septic tanks and wells.

### **IMPLEMENTATION MEASURES**

1. Proposals for urbanization in groundwater recharge areas shall be reviewed to ensure that (1) as much water as possible is returned to the recharge area, and (2) the development will not cause discharge of materials detrimental to the quality of the water.
2. The Department of Environmental Resources shall undertake a study to determine the extent of degradation to water tables resulting from evidence that contaminated/degraded surface water has reached the groundwater aquifer.

## **POLICY SEVEN**

The County shall continue and, if necessary, expand the water monitoring program of the Stanislaus County Department of Environmental Resources.

### **IMPLEMENTATION MEASURES**

1. The County will consider applying for Community Development Block Grant Funds and other state and federal grants to improve water quality in the County.
2. The Department of Environmental Resources shall undertake a study to determine the extent of degradation to water tables resulting from evidence that contaminated/degraded surface water has reached the groundwater aquifer.

## **POLICY EIGHT**

**The County will investigate additional sources of water for domestic use.**

### **IMPLEMENTATION MEASURE**

1. The County will work with other water providers in the County to determine the feasibility of using surface water for domestic use.

**GOAL THREE**

**PROVIDE FOR THE LONG-TERM CONSERVATION AND USE OF AGRICULTURAL LANDS.**

## POLICY NINE

Discourage the division of land which forces the premature cessation of agricultural uses.

### IMPLEMENTATION MEASURES

1. Use of the 40 acre or larger parcel size shall be continued throughout most of the area designated Agriculture on the Land Use Element of the General Plan.
2. The County will continue to offer the financial benefits of the Williamson Act.
3. The County will continue to participate in the Farmland Mapping and Monitoring Program. (Comment: The major purpose of this program is to monitor conversion of the state's agricultural land to and from agricultural use, and to report that conversion annually to the Legislature, local government, and the public. The program began in 1980, to supplement the Land Inventory and Monitoring activity of the U. S. Department of Agriculture's Soil Conservation Service (SCS). Growing public concern over farmland losses in California, and a low federal priority for the mapping program in our State, were the basis for California's participation in the land inventory. The State's involvement in the SCS inventory program led to the passage of AB 966 in 1981. The primary purpose of the bill was to create a map inventory of the State's crop and grazing lands, and set up an ongoing monitoring system to document the quantity of land put into production and land converted to urban usage in California. As a result, three key areas of local governmental involvement in the State's Farmland Mapping and Monitoring Program are: identifying farmland of local importance; identifying land committed to nonagricultural use; and advising the Department each year of lands which have been converted to urban use.)

## **POLICY TEN**

**In areas designated "Agriculture" on the Land Use Element, discourage land uses which are incompatible with agriculture.**

### **IMPLEMENTATION MEASURES**

1. All development proposals that require discretionary approval shall be reviewed to ensure that the project will not adversely affect an existing agricultural area.
2. An amendment to the A-2 (Exclusive Agriculture) zoning district will to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities.
3. The County shall continue to work with LAFCO to ensure that expansion of urban boundaries minimizes the area of conflict between urban and agricultural uses.
4. Specific Plans shall be encouraged when non-agricultural uses are proposed within areas designated as agricultural.

## **POLICY ELEVEN**

**The County will investigate additional sources of water for irrigation use.**

### **IMPLEMENTATION MEASURE**

1. The County will work with state, federal and local agencies to provide additional water sources for agricultural production.

**GOAL FOUR**

**PROVIDE FOR THE OPEN-SPACE RECREATIONAL NEEDS OF THE RESIDENTS OF THE  
COUNTY.**

## **POLICY TWELVE**

**Provide a system of local and regional parks which will serve the residents of the County.**

(Comment: The County should acquire future park sites in areas where growth is planned when funding is available.)

### **IMPLEMENTATION MEASURES**

1. The County will implement a system of requiring residential developers to dedicate parkland or pay park-in-lieu fees.
2. The County will pursue various funding options for providing recreational opportunities.
3. The County Department of Parks and Recreation shall prepare and implement a plan to identify and acquire future park site locations.

## **POLICY THIRTEEN**

**Promote the use of water reservoirs for multiple recreational purposes, where appropriate.**

### **IMPLEMENTATION MEASURES**

1. The County shall encourage the multiple use of reservoirs as flood control devices, recreational facilities, and wildlife habitats.
2. The County shall (when funds become available) install boat ramps where appropriate.

#### **POLICY FOURTEEN**

**Provide for diverse recreational opportunities such as horseback riding trails, hiking trails and bikeways.**

#### **IMPLEMENTATION MEASURES**

1. In areas where appropriate, equestrian facilities may be provided. (The County shall consider equestrian facilities when developing new parks. Also, in large land subdivisions where horses are permitted, the County shall encourage the development of equestrian facilities.)
2. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within the sphere of influence of cities or other urban areas.

#### **POLICY FIFTEEN**

**Coordinate the provision of recreation needs with other providers such as the Army Corps of Engineers, the State Resources Agency, school districts, river rafters, horse stable operators, and private organizations such as the Sierra Club and Audubon Society.**

#### **IMPLEMENTATION MEASURES**

1. The County will pursue various funding options for providing recreational opportunities.
2. The County will assume responsibility for parks (when financially feasible) dedicated to them by state or federal agencies.

**GOAL FIVE**

**PRESERVE, AS OPEN SPACE, LANDS SUBJECT TO NATURAL DISASTER, TO MINIMIZE  
LOSS OF LIFE AND PROPERTY OF THE RESIDENTS OF STANISLAUS COUNTY**

## **POLICY SIXTEEN**

**Discourage development on lands that are subject to flooding, landslide, faulting or any natural disaster to minimize loss of life and property.**

### **IMPLEMENTATION MEASURES**

1. Enforce the provisions of the Alquist-Priolo Special Studies Zones Act.
2. Development will not be permitted in floodways unless it meets the requirements of Chapter 16.40 of the County Code.
3. Development proposals in an area identified as having unstable soils (bluff, landslide areas in the foothills, etc.) shall include measures for mitigating possible hazards.
4. The County shall enforce the subdivision ordinance requirement for soils reports which may be required to include a geologic report.
5. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be subject to natural disasters.

## **POLICY SEVENTEEN**

**Develop a plan to minimize the impacts of a disaster.**

### **IMPLEMENTATION MEASURES**

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster. Evacuation routes will serve all of the jurisdictions in the County. Plans for evacuation routes must be coordinated with the cities.
2. The County will develop and maintain an emergency preparedness plan that will include such things as emergency shelters, assignment of responsibility, and lines of communication.
3. The County will investigate the formation of one or more flood control districts.
4. Development proposals in an area identified as having unstable soils (bluff, landslide areas in the foothills, etc.) shall include measures to mitigate possible hazards.
5. The County shall enforce the subdivision ordinance requirement for soils reports which may be required to include a geologic report.
6. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be subject to natural disasters.

GOAL SIX

IMPROVE AIR QUALITY.

## **POLICY EIGHTEEN**

**Improve the air quality of the County by monitoring sources of air pollutants and by adopting programs for improvement.**

### **IMPLEMENTATION MEASURES**

1. Industrial and commercial development proposals shall comply with all of the requirements of the Air Pollution Control District.
2. The County will work with other agencies in reducing the air pollution in the San Joaquin Valley Air Basin.
3. Encourage the use of mass transit as a transportation alternative.
4. Bike facilities shall be considered as roads and streets are constructed or improved within the sphere of influence of cities and other urban areas.

## **POLICY NINETEEN**

**Circulation systems shall be designed and maintained to minimize traffic congestion and air pollution.**

### **IMPLEMENTATION MEASURES**

1. Traffic control devices (e.g. traffic signals) shall be utilized to control the flow of traffic and minimize delays.
2. All roads which intersect freeways shall be designated as collector or major streets.
3. Streets and roads which serve more than fifty dwelling units when the neighborhood is fully developed, shall be considered as collectors.
4. Bike facilities shall be considered as roads and streets are constructed or improved within the sphere of influence.
5. The level of service (LOS) at an intersection shall be at a "C" level.

## **POLICY TWENTY**

**Industrial and commercial development proposals shall include effective methods for reducing air pollution.**

### **IMPLEMENTATION MEASURE**

1. Industrial and commercial development proposals shall comply with all of the requirements of the Air Pollution Control District.

#### **POLICY TWENTY-ONE**

**The County shall support the policies and implementation measures adopted in the Air Quality Maintenance Plan (AQMP).**

#### **IMPLEMENTATION MEASURE**

1. The County will work with other agencies in reducing the air pollution in the San Joaquin Valley Air Basin.

## **GOAL SEVEN**

### **SUPPORT EFFORTS TO RECYCLE WASTE.**

(Comment: As urbanization spreads and populations increase, more and more refuse is produced. Although there appears to be enough open space to accommodate this waste, certain restraints, such as poor quality soils, drainage, rising costs, and other environmental factors, make it desirable to look for other means to dispose of waste.)

## **POLICY TWENTY-TWO**

The County shall support the concept of waste-to-energy plants which convert waste materials into electrical energy, thereby reducing the amount of waste requiring disposal without increasing other environmental impacts.

### **IMPLEMENTATION MEASURE**

1. The County shall encourage location of waste-to-energy plants either near an existing landfill or near the source of the waste and shall coordinate locations with the Department of Environmental Resources Solid Waste Management Plan.

## **POLICY TWENTY-THREE**

The County will encourage and support efforts to recycle materials for remanufacture, and encourage and support programs to reduce wastes at the source and reuse wastes where feasible.

### **IMPLEMENTATION MEASURES**

1. The County will encourage development of waste material recovery programs.
2. The County will encourage the reuse of waste materials.
3. The County will encourage the reduction of wastes at the source.

**GOAL EIGHT**

**PRESERVE AREAS OF NATIONAL, STATE, REGIONAL AND LOCAL HISTORICAL  
IMPORTANCE.**

## **POLICY TWENTY-FOUR**

**Areas of major historical importance, such as Knight's Ferry and La Grange, shall be protected from intrusion of modern architectural influences.** (Comment: Landmarks of historical consequence not only include old schoolhouses, and covered bridges, but also such sites as Indian burial grounds, cemeteries, bones, pottery, rock carvings, and rock paintings. Normally, "sensitive" areas are often located near natural watercourses, springs or ponds, or on elevated ground. However, due to the silt build-up in the valley and the meandering of rivers, archaeological and historical sites may be found in unsuspected areas.)

## **IMPLEMENTATION MEASURES**

1. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
2. The County shall seek input from the Knight's Ferry Municipal Advisory Council concerning any development proposals in the HS zone.
3. The County shall work with the County Historical Society to undertake a study to identify additional historical sites.
4. The County will cooperate with the State Historical Preservation Officer to identify and protect historical buildings in Stanislaus County.
5. The County shall utilize the California Environmental Quality Act (CEQA) process to protect archaeological or historic resources. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
6. Referrals to the Office of Historic Preservation may be required to meet CEQA requirements.

## **POLICY TWENTY-FIVE**

**"Qualified Historical Buildings" as defined by the State Building Code shall be preserved.**

### **IMPLEMENTATION MEASURES**

1. The County Building Inspection Division shall utilize the provisions of the State Building Code that allow historical buildings to be restored without damaging the historical character of the building.
2. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.

**GOAL NINE**

**MANAGE EXTRACTIVE NATURAL RESOURCES TO ENSURE AN ADEQUATE SUPPLY WITHOUT  
DEGRADATION OF THE ENVIRONMENT.**

## **POLICY TWENTY-SIX**

**Sand and gravel excavations on existing non-productive agricultural land shall be encouraged.**

### **IMPLEMENTATION MEASURES**

1. The County shall encourage and support the State Division of Mines and Geology in inventorying the County's sand and gravel resources.
2. The County shall utilize the California Environmental Quality Act (CEQA) process to protect the environment. Most discretionary projects require review for compliance with CEQA. As a part of this review, environmental impacts and alternatives, must be identified and the manner for such significant effects to be avoided or mitigated must be indicated. The Legislature declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects.

## **POLICY TWENTY-SEVEN**

**The County shall discourage conversion of lands with significant deposits of extractive natural resources (e.g. sand and gravel) to urban uses.**

### **IMPLEMENTATION MEASURE**

1. Requests for conversion of lands with significant deposits of extractive natural resources (e.g. sand and gravel) to urban uses shall not be approved unless provisions are made for extraction prior to development.

#### **POLICY TWENTY-EIGHT**

Lands used for the extraction of natural resources shall be reclaimed as required by the Surface Mining and Reclamation Act of 1975, to minimize undesirable impacts.

#### **IMPLEMENTATION MEASURE**

1. Approval of any excavation permits shall include requirements for reclamation of the land for use as a park or agricultural lands.

#### **POLICY TWENTY-NINE**

Areas with significant deposits of extractive sand and gravel resources should be identified.

#### **IMPLEMENTATION MEASURE**

1. The County shall request that the California State Department of Mines and Geology begin and complete its proposed inventory of sand and gravel resources in Stanislaus County.

**GOAL TEN**

**PROTECT FISH AND WILDLIFE SPECIES OF THE COUNTY.**

### **POLICY THIRTY**

**Adequate water flows should be maintained in the County's rivers to allow salmon migration..**

### **IMPLEMENTATION MEASURE**

1. The County shall continue to lobby the Federal government to provide adequate water flow in the County's rivers to allow salmon migration.

### **POLICY THIRTY-ONE**

**Habitats of rare and endangered fish and wildlife species shall be protected. Information on rare and endangered specie types and habitats is constantly being updated in response to a 1982 state law by the California State Department of Fish and Game through various sources which include the Stanislaus Audubon Society, California Native Plant Society, and the Sierra Club.**

### **IMPLEMENTATION MEASURES**

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be detrimental to fish, plant life or wildlife species.
2. The County shall maintain information regarding fish and wildlife habitats and rare and endangered flora and fauna species.

**GOAL ELEVEN**

**CONSERVE RESOURCES THROUGH PROMOTION OF ALTERNATIVE ENERGY SOURCES SUCH AS  
MINI-HYDROELECTRIC PLANTS, GAS AND OIL EXPLORATION, AND WASTE-TO-ENERGY  
PLANTS.**

## **POLICY THIRTY-TWO**

**The County shall provide zoning mechanisms for locating new energy producers when such location does not conflict with the surrounding land uses.**

### **IMPLEMENTATION MEASURE**

1. The County shall include provisions in its ordinances for siting of new energy producers.

## Chapter IV

# Noise

Prepared by  
BROWN-BUNTIN ASSOCIATES, INC.  
Visalia, California



## 1.0 INTRODUCTION

### 1.1 Authority

The contents of a Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302(f) of the California Government Code and by the "Guidelines for the Preparation and Content of Noise Elements of the General Plan" adopted and published by the California Office of Noise Control (ONC) in 1976. The ONC Guidelines require that certain major noise sources and areas containing noise sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions within the community. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level ( $L_{dn}$ ), which are descriptors of total noise exposure at a given location for an annual average day. CNEL and  $L_{dn}$  are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0dB. Section 1.4 (Page 132) provides an explanation of the acoustical terminology used in this document.

It is intended that the noise exposure information developed for the Noise Element be incorporated into the General Plan to serve as a basis for achieving land use compatibility within the unincorporated areas of the County. It is also intended that the noise exposure information developed for the Noise Element be used to provide baseline levels for use in the development and enforcement of a local noise control ordinance to address noise levels generated by non-preempted noise sources within the County.

According to the Noise Element Requirements and ONC Guidelines, the following major noise sources should be considered in the preparation of a Noise Element:

1. Highways and freeways
2. Primary arterials and major local streets
3. Railroad operations

4. Aircraft and airport operations
5. Local industrial facilities
6. Other stationary sources

Noise-sensitive areas to be considered in the Noise Element should include areas containing the following noise sensitive land uses:

1. Schools
2. Hospitals
3. Rest homes
4. Long-term medical or mental care facilities
5. Other uses deemed noise sensitive by the local jurisdiction

## **1.2 Relationship to Other Elements of the General Plan**

The Noise Element is most related to the Land Use and Circulation Elements of the General Plan. Its relationship to the Land Use Element is direct in that the implementation of either Element has the potential to result in the creation or elimination of a noise conflict with respect to differing land uses. The Land Use Element must be consistent with the Noise Element in discouraging the development of incompatible adjacent land uses to prevent impacts upon noise sensitive uses and to prevent encroachment upon existing noise-generating facilities.

The Circulation Element is linked to the Noise Element in that traffic routing and volume directly affect community noise exposure. For example, increased traffic volume may produce increased noise in a residential area so that noise control measures are required to provide an acceptable noise environment. Similarly, rerouting traffic from a noise-impacted neighborhood may provide significant noise relief to that area. Implementation of the Circulation Element should include consideration of potential noise effects.

## **1.3 Noise and Its Effects on People**

The Technical Reference Document provides a discussion of the fundamentals

of noise assessment, the effects of noise on people and criteria for acceptable noise exposure. It is intended that the Technical Reference Document serve as a reference for Stanislaus County when reviewing documents or proposals which refer to the measurement and effects of noise within the County.

#### **1.4 Acoustical Terminology**

**"Ambient noise level"** means the composite of noise from all sources near and far. In this context it represents the normal or existing level of environmental noise at a given location for a specific time of the day or night.

**"A weighted sound level"** means the sound level in decibels as measured with a sound level meter using the "A" weighted network (scale) at slow meter response. The unit of measurement is referred to herein as dBA.

**"CNEL"** means Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

**"Decibel, dB"** means a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

**"Equivalent Energy Level,  $L_{eq}$ "** means the sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period.  $L_{eq}$  is typically computed over 1, 8 and 24-hour sample periods.

**"Impulsive Noise"** means a noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

**"L<sub>max</sub>"** means the maximum A-weighted noise level recorded during a noise event.

**"Noise Exposure Contours"** Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L<sub>dn</sub> are the descriptors utilized herein to describe community exposure to noise.

**"Preempted Noise Source"** means a noise source which cannot be regulated by the local jurisdiction due to existing state or federal regulations already applying to the source. Examples of such sources are vehicles operated on public roadways, railroad operations and aircraft operations.

**"Pure Tone Noise"** means any noise which is distinctly audible as a single pitch (frequency) or set of pitches. For the purposes of this ordinance, a pure tone shall exist if the one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above and by 8dB for center frequencies between 160 and 400 Hz and 15 dB for center frequencies less than or equal to 125 Hz.

## **2.0 EXISTING AND FUTURE NOISE ENVIRONMENT**

### **2.1 Overview of Sources**

Based on discussion with County of Stanislaus Department of Planning and Community Development staff regarding potential major noise sources and field studies conducted by BBA, it was determined that there are a number of potentially-significant sources of community noise within Stanislaus County. These sources include traffic on state highways and major County roadways, railroad operations, airport operations and industrial activities. Specific noise sources selected for study are described in the Technical Reference Document. Figure 1 shows the locations of major noise sources selected for study, and for which generalized L<sub>dn</sub> or CNEL contours have been prepared.

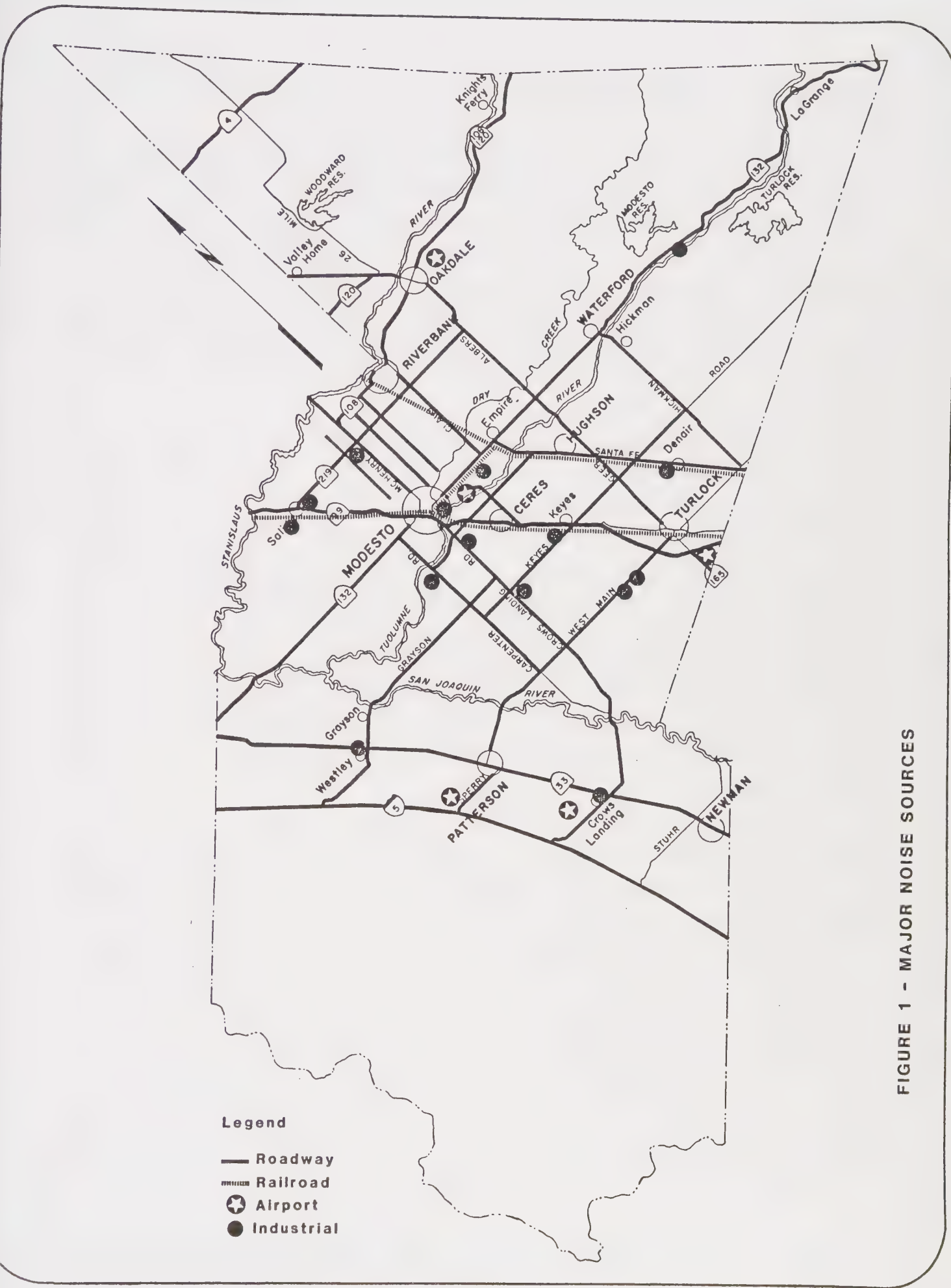


FIGURE 1 - MAJOR NOISE SOURCES

## 2.2 Methods and Noise Exposure Maps

Analytical noise modeling techniques in conjunction with actual field noise level measurements were used to develop generalized  $L_{dn}$  or CNEL contours for major sources of noise within the unincorporated areas of Stanislaus County for existing (1986) and future (2000) conditions. CNEL contours for operations at the Oakdale Municipal Airport, Modesto City County Airport and the Crows Landing Naval Auxiliary Landing Field were derived from existing airport Master Plan or Air Installation Compatible Use Zone (AICUZ) reports as available.

Analytical noise modeling techniques generally make use of source-specific data including average levels of activity, hours of operation, seasonal fluctuations, and average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for a number of environmental noise sources including roadways, railroad line operations, railroad yard operations, industrial plants and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied. The analytical methods used in this report closely follow recommendations made by the State Office of Noise Control, and were supplemented where appropriate by field-measured noise level data to account for local conditions.

Noise exposure contours for major sources of noise within the unincorporated areas of Stanislaus County are contained within Appendix C of the Technical Reference Document. It should be noted that these contours are generally based upon annual average conditions, and are not intended to be site-specific where local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location. The noise contour maps have been prepared to assist Stanislaus County with the implementation of the Noise Element through the project review and long range planning processes.

### 3.0 COMMUNITY NOISE SURVEY

As required by the Government Code and ONC Guidelines, a community noise survey was conducted to document noise exposure in areas of the County containing noise sensitive land uses. The following noise sensitive land uses have been identified within Stanislaus County:

1. All residential uses
2. Schools
3. Long-term care medical facilities, such as hospitals, nursing homes, etc.

Noise monitoring sites were selected to be representative of typical conditions in the unincorporated areas of the County where noise sensitive land uses are located. A total of 24 monitoring sites were selected as shown in Figure 2 (Page 137). A combination of short-term and continuous noise monitoring was used to document existing noise levels at these locations during the week of December 1, 1986. For short-term monitoring, noise levels were sampled for approximately 15 minutes during each of three periods of the day and night so that reasonable estimated of the  $L_{dn}$  in these areas could be prepared. The data collected during the short-term sampling program included the  $L_{eq}$ , maximum noise level, minimum noise level and a description of major sources of noise which were audible. Continuous noise monitoring was conducted at 5 out of the 24 community noise survey sites to document fluctuations on noise levels over a typical 24-hour period. Noise level data collected during continuous monitoring included the  $L_{eq}$ , maximum noise level and the statistical distribution of noise levels for each hour of the sample period. The hourly fluctuations of noise levels at the sites where continuous noise monitoring was conducted are depicted in graphic form in the Technical Reference Document. Noise level data collected during the community noise survey are summarized in Table I (Page 139).

The community noise survey results indicate that typical noise levels in noise sensitive areas of the unincorporated areas of Stanislaus County are in the range of 37-60 dB  $L_{dn}$ . As would be expected, the quietest areas are those which are removed from major transportation-related noise sources and local industrial or other stationary noise sources. Good examples of these quiet

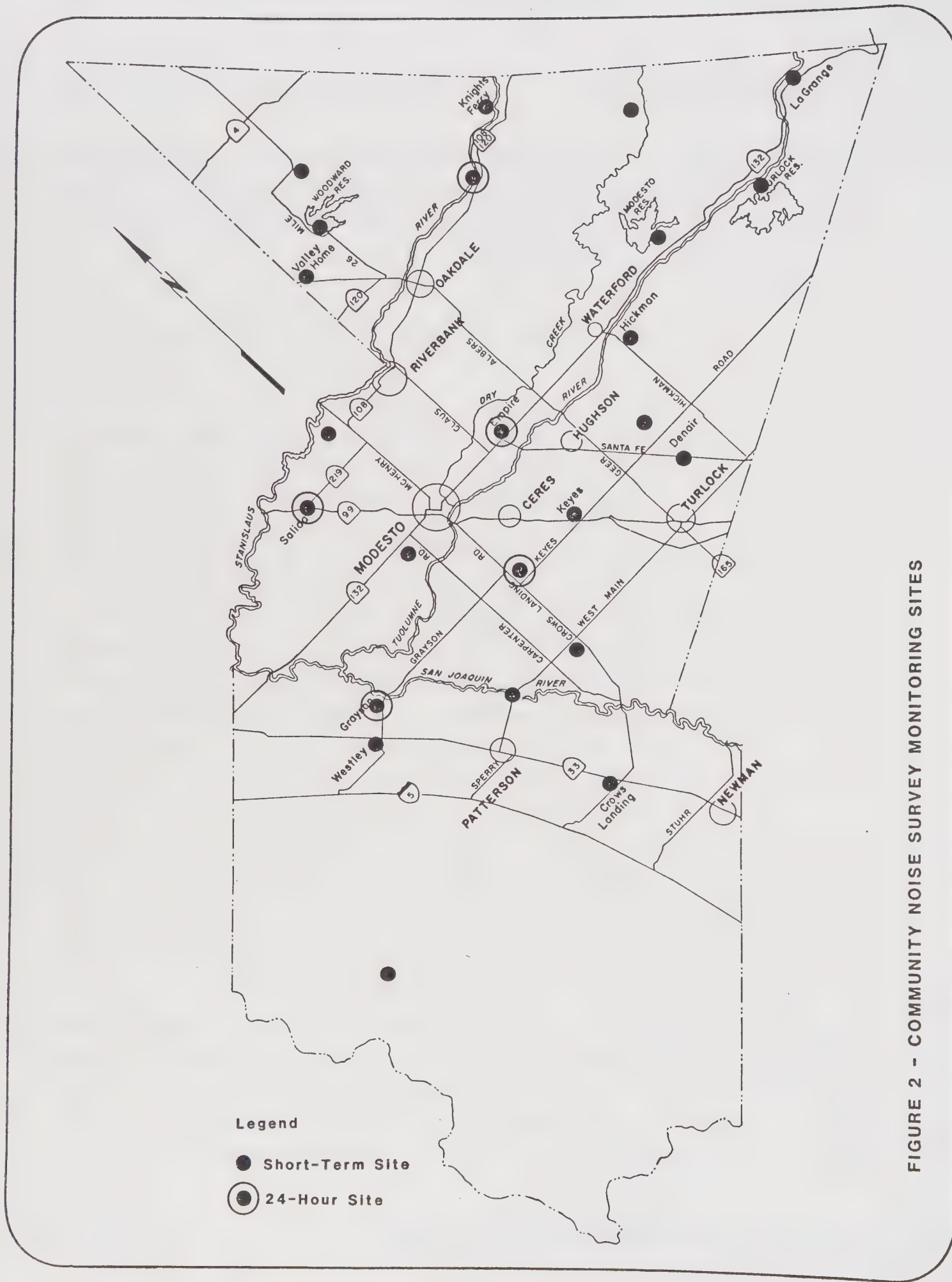


FIGURE 2 - COMMUNITY NOISE SURVEY MONITORING SITES

areas are rural residential areas such as Eugene, Warnerville and La Grange and recreational areas such as Woodward Reservoir Regional Park, Modesto Reservoir County Park and the Turlock Lake State Recreation Area. It is anticipated that noise levels in these otherwise quiet recreational areas would be somewhat higher during the summer season when such areas receive greater use. The noisier areas surveyed were those located near state highways (Salida), major county roadways (Westport) or railroads (Empire). Noise levels in some areas were higher than would normally be expected such as in Knights Ferry where bridge construction was in progress 24 hours per day. It should also be noted that rain on the evening of December 4, 1986 caused background noise levels at Site #8 (Salida) and Site #15 (Grayson) to be somewhat higher than usual due to increased tire noise on nearby roadways. Maximum noise levels observed during the survey were generally caused by local automobile traffic or heavy trucks. Other sources of maximum noise levels included occasional aircraft overflights and, in some areas, railroad operations (especially horns). Background noise levels in the absence of the above-described sources were caused by distant traffic, wind in the trees, running water, birds and distant industrial or other stationary noise sources.

#### 4.0 LAND USE COMPATIBILITY GUIDELINES

Figure 3 (Page 141) is provided as a reference concerning the sensitivity of different land uses to their noise environment. It is intended to illustrate the range of noise levels which will allow the full range of activities normally associated with a given land use. For example, exterior noise levels in the range of 50-60 dB  $L_{dn}$  (or CNEL) are generally considered acceptable for residential land uses, since these levels will usually allow normal outdoor and indoor activities such as sleep and communication to occur without interruption. Industrial facilities, however, can be relatively insensitive to noise and may generally be located in a noise environment of up to 75 dB  $L_{dn}$  (or CNEL) without significant adverse effects. Specific noise compatibility criteria in terms of  $L_{dn}$  or CNEL for residential and noise sensitive land uses in Stanislaus County are defined in Section 5.0 (Page 142).

TABLE I

SUMMARY OF COMMUNITY NOISE SURVEY DATA  
STANISLAUS COUNTY, CALIFORNIA

Site #	Location/Community	Level, dBA				Estimated L <sub>dn</sub>
		L <sub>D</sub>	L <sub>N</sub>	L <sub>min</sub> (Source)	L <sub>max</sub> (Source)	
1	Milton Rd @ Sonora Rd - Eugene	38	27	21 (powerlines)	81 (motorcycle)	38 dB
2	Woodward Res. Reg. Park	38	26	24 (pump)	50 (aircraft)	37 dB
3	Valley Home School	52	34	29 (fans)	66 (motorcycle)	50 dB
4	Knights Ferry Methodist Church	46	45	40 (construction)	59 (traffic)	52 dB
5*	Rancheria Rd - East of Oakdale	45	40	28 (unknown)	77 (aircraft)	48 dB
6	Del Rio Country Club	53	38	37 (sprinklers)	64 (traffic)	52 dB
7	Warnerville	42	24	22 (unknown)	60 (traffic)	40 dB
8*	Anderson Care Center - Salida**	50	49	35 (traffic)	69 (chainsaw)	52 dB
9	Paradise School	47	40	38 (traffic)	59 (traffic)	48 dB
10*	23 "G" St. - Empire	58	52	37 (traffic)	91 (train horn)	60 dB
11	Hickman Community Church	48	36	35 (traffic)	67 (traffic)	47 dB
12	Diamond Pt. - Modesto Reservoir	38	39	30 (wind)	56 (shotgun)	45 dB
13	Campground - Turlock Lk. SRA	42	40	39 (water)	50 (birds)	47 dB
14	Historical Area - La Grange	39	31	28 (water)	49 (traffic)	40 dB
15*	Minnie @ Wilson - Grayson**	43	43	21 (unknown)	78 (traffic)	45 dB

TABLE I (Continued)

Site #	Location/Community	Level, dBA				Estimated L <sub>dn</sub>
		L <sub>D</sub>	L <sub>N</sub>	L <sub>min</sub> (Source)	L <sub>max</sub> (Source)	
16	Kern @ "B" St. - Westley	49	37	32 (traffic)	69 (traffic)	48 dB
17*	Lathrop @ Ave "A" - Westport	50	45	33 (traffic)	76 (traffic)	53 dB
18	Hatch Park - Keyes	50	52	33 (traffic)	66 (traffic)	58 dB
19	Gratton School	55	31	30 (fans)	71 (aircraft)	53 dB
20	Elm @ Fresno - Denair	54	36	31 (traffic)	71 (aircraft)	52 dB
21	Frank Raines County Park	33	28	28 (wind)	41 (birds)	36 dB
22	Las Palmas Fishing Access	53	50	49 (water)	58 (aircraft)	57 dB
23	Mt. View School	62	41	38 (fans)	77 (traffic)	60 dB
24	Bonita Ave - Crows Landing	47	38	30 (traffic)	60 (traffic)	47 dB

L<sub>D</sub> = Mean L<sub>eq</sub> based upon 15-minute samples or continuous monitoring between 7:00 a.m. and 10:00 p.m.

L<sub>N</sub> = Mean L<sub>eq</sub> based upon 15-minute samples or continuous monitoring between 10:00 p.m. and 7:00 a.m.

\* Continuous monitoring conducted for a minimum of 24 hours.



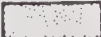
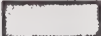
\*\* Noise levels higher than normal at night due to rain (water on streets).

Estimated L<sub>dn</sub> values were adjusted accordingly.

Source: Brown-Buntin Associates, Inc.

**FIGURE 3**

**Land Use Compatibility For Community Noise Environments**

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L <sub>dn</sub> OR CNEL, dB						INTERPRETATION
	55	60	65	70	75	80	
RESIDENTIAL – LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES							 <b>NORMALLY ACCEPTABLE</b> Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
RESIDENTIAL – MULTI. FAMILY							
TRANSIENT LODGING – MOTELS, HOTELS							 <b>CONDITIONALLY ACCEPTABLE</b> New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES							
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES							 <b>NORMALLY UNACCEPTABLE</b> New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS							
PLAYGROUNDS, NEIGHBORHOOD PARKS							 <b>CLEARLY UNACCEPTABLE</b> New construction or development should generally not be undertaken.
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES							
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL							
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE							

**CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE**

**A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED**

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L<sub>dn</sub>. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L<sub>dn</sub>.

**B. NOISE SOURCE CHARACTERISTICS**

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Com-

munity Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

**C. SUITABLE INTERIOR ENVIRONMENTS**

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L<sub>dn</sub>. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

**D. ACCEPTABLE OUTDOOR ENVIRONMENTS**

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

## **5.0 GOALS, OBJECTIVES AND POLICIES**

The goals of the Noise Element of the General Plan are to protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise, and to protect the economic base of the County by preventing the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources. These goals may be realized by accomplishing the following objectives and implementing the following policies.

**GOAL ONE**

**PROTECT THE ECONOMIC BASE OF THE COUNTY BY PREVENTING THE ENCROACHMENT OF INCOMPATIBLE LAND USES NEAR KNOWN NOISE PRODUCING INDUSTRIES, RAILROADS, AIRPORTS AND OTHER SOURCES.**

## OBJECTIVE 5.1

It is the objective of Stanislaus County to utilize the noise exposure information contained within the General Plan to identify existing and potential noise conflicts through the Land Use Planning and Project Review processes.

### Policy 5.1.1

Areas within Stanislaus County shall be designated as noise-impacted if exposed to existing or projected future noise levels exterior to buildings exceeding 60 dB  $L_{dn}$  (or CNEL) or the performance standards described by Table II. Maps showing existing and projected future noise exposures exceeding 60 dB  $L_{dn}$  or CNEL for the major noise sources depicted in Figure 1 (Page 134) included in Appendix C of the Technical Reference Document.

**GOAL TWO**

**PROTECT THE CITIZENS OF STANISLAUS COUNTY FROM THE HARMFUL EFFECTS OF EXPOSURE TO EXCESSIVE NOISE.**

## OBJECTIVE 5.2

It is the objective of Stanislaus County to develop and implement effective measures to abate and avoid excessive noise exposure in the unincorporated areas of the County by requiring that effective noise mitigation measures be incorporated into the design of new noise generating and new noise-sensitive land uses.

### Policy 5.2.1

New development of residential or other noise sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the following levels:

- a. For noise due to sources which are preempted from local control such as traffic on public roadways, railroads and airports, 60 dB  $L_{dn}$  (or CNEL) or less in outdoor activity areas and 45 dB  $L_{dn}$  (or CNEL) or less within interior living spaces or other noise-sensitive interior spaces. Where it is not possible to reduce exterior noise due to these sources to 60 dB  $L_{dn}$  (or CNEL) or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB  $L_{dn}$  (or CNEL) will be allowed. Under no circumstances will interior noise levels be allowed to exceed 45 dB  $L_{dn}$  (or CNEL) with the windows and doors closed.
- b. For noise due to sources which are not preempted from local control such as local industries or other stationary noise sources, 60 dB  $L_{dn}$  (or CNEL) or less within interior living spaces or other noise sensitive interior spaces and the performance standards contained within Table II.

**TABLE II**  
**NOISE LEVEL PERFORMANCE STANDARDS**

Exterior Noise Level Standards

Category	Cumulative Number of minutes in any one-hour time period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

Each of the noise level standards specified in Table II shall be reduced by five (5) dBA for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. The standards in Table II should be applied at a residential or other noise-sensitive land use and not on the property of a noise generating land use.

**Policy 5.2.2**

New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB L<sub>dn</sub> (or CNEL). Additionally, the development of new noise-generating land uses which are not preempted from local noise regulation will not be permitted if resulting noise levels will exceed the performance standards contained within Table II in areas containing residential or other noise-sensitive land uses.

### Policy 5.2.3

Prior to the approval of a proposed development of residential or other noise-sensitive land uses in a noise-impacted area, or the development of an industrial, commercial or other noise generating land use in an area containing noise-sensitive land uses, an acoustical analysis shall be required. An exception to this, at the option of the County reviewing agency, will be in the case of a proposed development of residential or other noise-sensitive land uses not subject to the requirements of California Administrative Code Title 24, where the proposed use is to be located adjacent to a traffic noise source, and the existing or future noise exposure is 60-65 dB  $L_{dn}$  (or CNEL). In this case, a noise barrier with an effective height of seven (7) feet may be required in lieu of an acoustical analysis provided the project and adjacent roadway are at the same grade and outdoor activity areas (patios, decks, etc.) are located at the first floor level or on the opposite side of the structure from the noise source. Where required, an acoustical analysis shall:

- a. Be the responsibility of the applicant.
- b. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
- c. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
- d. Include estimated noise levels in terms of  $L_{dn}$  (or CNEL) and the standards of Table II (if applicable) for existing and projected future (10-20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element.
- e. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.

- f. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.

#### **Policy 5.2.4**

Stanislaus County shall develop and implement procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are implemented as part of the project permitting process.

#### **Policy 5.2.5**

Noise level criteria applied to land uses other than residential or other noise sensitive uses shall be consistent with the recommendations of the California Office of Noise Control (Figure 3, Page 141).

#### **Policy 5.2.6**

Stanislaus County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code concerning the construction of new multiple-occupancy dwellings such as hotels, apartments, and condominiums in areas where the existing or projected future noise environment exceeds 60 dB  $L_{dn}$  or CNEL.

### **OBJECTIVE 5.3**

It is the objective of Stanislaus County to protect areas of the County where noise-sensitive land uses are located and where the present noise environment is acceptable.

#### **Policy 5.3.1**

Noise exposure information developed during the community noise survey described in this Noise Element may be used as a guideline for the development and adoption of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and equipment modifications. The ordinance should be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977 with modifications made to reflect local concerns and conditions.

#### **Policy 5.3.2**

New equipment and vehicles purchased by Stanislaus County shall comply with noise level performance standards consistent with the best available noise reduction technology.

#### **Policy 5.3.3**

Stanislaus County shall encourage the California Highway Patrol to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems.



#### **OBJECTIVE 5.4**

**It is the objective of Stanislaus County to ensure that the Noise Element is consistent with and does not conflict with other elements of the Stanislaus County General Plan.**

##### **Policy 5.4.1**

The findings and policies of the Noise Element shall be incorporated into the Stanislaus County Zoning Ordinance as appropriate.

##### **Policy 5.4.2**

The Land Use and Circulation Elements of the General Plan shall be reviewed to ensure consistency with the findings and policies of the Noise Element as they relate to the prevention of future noise conflicts.



Chapter V

# Safety



## INTRODUCTION

Stanislaus County is susceptible to nearly every type of safety hazard in existence with the exception of tidal waves and major hazardous waste disposal sites. Information on the various types of safety hazards is provided in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" and summarized herein.

Seismic and Geological Hazard. Several known faults exist within Stanislaus County. They are located in the extreme eastern part of the County and in the Diablo Range west of I-5. These faults could cause ground shaking of an intensity approaching "X" (ten) on the Modified Mercalli Scale which would result in very serious damage to most structures. The existence of unreinforced masonry buildings could cause severe loss of life and economic dislocation in an earthquake.

The area west of I-5 (Diablo Range) is noted for unstable geologic formations that are susceptible to landslide. A portion of the southern part of this area includes the Ortigalita Fault, part of which is designated as an Alquist-Priolo Special Studies Zone. This prohibits most construction without a geologic study.

One of the hazards associated with seismic activity that has a major potential for destruction and loss of life is dam failure. Entire cities could be under 10 feet of water or more within a few hours of failure.

Flood Hazards. The major flooding in Stanislaus County occurs along the San Joaquin River and isolated stretches of the Tuolumne River. Creeks such as Salado, Sand, and Orestimba also experience flooding. Portions of the Stanislaus River still flood to the extent that there can be crop damage but the Corps of Engineers has purchased flowage easements so that they have the "right" to flood this area.

Fire Hazards. Urban fires are generally man-caused fires that can be mitigated through proper building code requirements, fire flow minimums and Zoning or Subdivision Ordinance requirements. Wildland fires are generally limited to the foothills on either side of the County. Although there is less of a hazard to structures and people, controlling such fires is more difficult because of their inaccessibility.

Hazardous Materials. The use, transportation and disposal of hazardous materials is becoming an issue of increasing concern. State Laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Routes are being specified to limit transportation of hazardous material such as nuclear waste.

Other Safety Hazards. Airports located in urban areas or areas with dwellings in the approach or take-off pattern may cause safety problems for both the airplanes and occupants on the ground. Large antennas in the agricultural area may be hazardous to crop dusters if not properly located.

Streets and roads in terms of width, location and level of maintenance are important to safe travel of the public and for emergency vehicle (sheriff, fire, ambulance) access.

Unprotected canals in urban areas and lack of, or insufficient, street lighting are safety problems. Dust and dirt moved as a result of erosion can also cause safety problems as can the uncovered transportation of sand and gravel material.

## **GOALS, POLICIES AND IMPLEMENTATION MEASURES**

Based on the information presented in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" the following goals, policies and implementation measures are that part of the Safety Element which will guide development in Stanislaus County.

#### **GOAL ONE**

#### **PREVENT LOSS OF LIFE AND REDUCE PROPERTY DAMAGE AS A RESULT OF NATURAL DISASTERS.**

(COMMENT: STANISLAUS COUNTY IS PRONE TO A VARIETY OF NATURAL DISASTERS. WITH SEVERAL RIVERS TRAVERSING THE COUNTY, FLOODING IS A CONCERN. ALTHOUGH THERE ARE NO MAJOR FAULTS IN THE VALLEY PORTION OF STANISLAUS COUNTY, SOME FAULTS DO EXIST IN THE FOOTHILLS ON THE EASTERN AND WESTERN EDGE OF THE COUNTY. EARTHQUAKES COULD OCCUR THAT WOULD CAUSE SEVERE DAMAGE IN PORTIONS OF THE COUNTY.)

## POLICY ONE

The County will adopt (and implement as necessary) plans to minimize the impacts of a natural disaster.

## IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster. Evacuation routes will serve all of the jurisdictions in the County, therefore plans for evacuation routes must be coordinated with these cities.
2. The County will develop and maintain an emergency preparedness plan that will include such things as emergency shelters, assignment of responsibility and lines of communication.
3. The County will investigate the formation of one or more flood control districts.

## **POLICY TWO**

Development shall not be allowed in areas that are within the designated floodway. [Comment: The Department of Housing and Urban Development (HUD) has developed floodway maps which identify areas prone to flooding.]

## **IMPLEMENTATION MEASURES**

1. Requests for development (including building permits) shall be reviewed to ensure compliance with Chapter 16.40 of the County Code.
2. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to flooding. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.

## **POLICY THREE**

Development shall not be allowed in areas that are particularly susceptible to seismic hazard.

## **IMPLEMENTATION MEASURE**

1. The County shall enforce the Alquist-Priolo Special Studies Zones Act.

#### POLICY FOUR

Development west of I-5 in areas susceptible to landslides (as identified in this element) shall be permitted only when a geological report is presented: (a) with documented evidence that no such potential exists on the site, or (b) identifying the extent of the problem and the mitigation measures necessary to correct the identified problem.

#### IMPLEMENTATION MEASURE

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to landslide. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated or a statement of overriding concerns adopted.

#### POLICY FIVE

Stanislaus County shall support efforts to identify and rehabilitate structures that are not earthquake resistant.

#### IMPLEMENTATION MEASURE

1. The County shall take advantage of programs that would provide funds to identify and rehabilitate structures that do not currently meet building standard minimums for earthquake resistance.

**GOAL TWO**

**MINIMIZE THE EFFECTS OF HAZARDOUS CONDITIONS THAT MIGHT CAUSE LOSS OF LIFE  
AND PROPERTY.**

## **POLICY SIX**

**All new development shall be designed to reduce safety and health hazards.**

### **IMPLEMENTATION MEASURES**

1. Review development proposals and require redesign when necessary to ensure that buildings are designed and sited to minimize crime and assure adequate access for emergency vehicles.
2. Fencing shall be required between canals and new urban development when recommended by an irrigation district.
3. Development standards shall be imposed to provide street lighting, storm drainage, proper sewage disposal, setbacks, fire walls.
4. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.

## **POLICY SEVEN**

**Adequate sheriff and fire protection shall be provided.**

### **IMPLEMENTATION MEASURES**

1. The needs of fire districts, sheriff's department, etc. shall be studied to determine if development fees should be imposed to partially support them.
2. The County will work with the Fire Warden's Office and local fire districts to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.
3. The County Fire Warden's Office will work with the California Division of Forestry and local fire districts to minimize the danger from wildfires.

## **POLICY EIGHT**

**Roads shall be maintained for the safety of travelers.**

### **IMPLEMENTATION MEASURE**

1. New development shall be required to provide street lighting, storm drainage, proper sewage disposal, setbacks, fire walls, etc.
2. The County shall adopt a CIP for maintenance and improvement of roads. The CIP shall take into consideration roads subject to flooding, site distance problems, etc.
3. The County will consider adoption of an ordinance stating that all vehicles carrying sand, gravel or other materials (including hazardous materials) which can blow or fall off the vehicle shall be required to cover the load as required by California Vehicle Code Section 23115.

## **POLICY NINE**

**The County shall support the formation of improvement districts (including flood control districts) to eliminate safety hazards.**

### **IMPLEMENTATION MEASURES**

1. Fire districts, sheriff's department, etc. should be encouraged to request that the Board of Supervisors impose development fees to help support their services. Such requests shall be accompanied by supporting documentation.
2. The County will work with the Fire Warden's Office and local fire districts to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.

## **POLICY TEN**

**The County shall limit the siting of air strips.**

### **IMPLEMENTATION MEASURE**

1. The County policy regarding the siting of air strips shall be enforced.  
(See Appendix V-1, Page 166)

## **POLICY ELEVEN**

**Restrict large communications antennas within the agricultural area with respect to maximum height, markings (lights) and location to provide maximum safety levels.**

### **IMPLEMENTATION MEASURES**

1. An amendment to the A-2 (Exclusive Agriculture) zoning district will be processed to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities.

## **POLICY TWELVE**

**The Airport Land Use Commission Plan shall be maintained and enforced.**

### **IMPLEMENTATION MEASURE**

1. Development within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.

## **POLICY THIRTEEN**

**The Department of Environmental Resources shall continue to coordinate efforts to identify locations of hazardous materials and prepare and implement plans for management of hazardous spills as required.**

### **IMPLEMENTATION MEASURE**

1. The County will continue to provide planning efforts to locate and minimize the effects of hazardous materials through the County's adopted emergency plan.

## **POLICY FOURTEEN**

**The County will continue to enforce the Uniform Building Code and Uniform Housing Code.**

(Comment: The Uniform Building Code includes provisions for safe construction under the most current standards. The Uniform Housing Code provides for upgrading of existing dwellings to eliminate health and safety problems without requiring upgrading of non-hazardous conditions.)

### **IMPLEMENTATION MEASURES**

1. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.
2. All complaints of substandard dwellings shall be acted upon to ensure compliance with the Uniform Housing Code.

## **POLICY FIFTEEN**

**The County will support the Department of Housing and Urban Development's (HUD) Flood Insurance Program so that residents who qualify may purchase such protection.**

(Comment: If Stanislaus County adopts a flood hazard reduction ordinance that meets HUD standards, property owners whose property is located within certain areas identified by HUD as flood hazard areas may purchase insurance against flood damage. Chapter 16.40 of the Stanislaus County Code meets the HUD standards.)

### **IMPLEMENTATION MEASURE**

1. Stanislaus County will maintain and enforce Chapter 16.40 (Flood Damage Protection) of the County Code to meet HUD standards.

APPENDIX V-I

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
STATE OF CALIFORNIA**

Date: March 6, 1984

No. 84-367

On motion of Supervisor Blom, Seconded by Supervisor Simon,  
and approved by the following vote,  
Ayes: Supervisors: Blom, Simon, Cannella and Chairman Starn  
Noes: Supervisors: None  
Excused or Absent: Supervisors: Terry  
Abstaining: Supervisor: None

D-2

**THE FOLLOWING RESOLUTION WAS ADOPTED:**

IN RE: ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL  
SERVICE AIRPORTS AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS


WHEREAS, after receiving a report concerning private airports in Stanislaus  
County, this Board referred the matter to the Planning Commission for study and  
possible recommendations; and

WHEREAS, the Commission held a public hearing to gain input from private  
airport owners, pilots, cropdusters and other interested parties; and

WHEREAS, after much discussion, the Planning Commission recommends that this  
Board adopt the "Establishing Policies for the Siting of New Airports, Agricultural  
Service Airports and Temporary Agricultural Service Airports" as submitted,

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors does hereby  
adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service  
Airports and Temporary Agricultural Service Airports" to wit:

ATTEST: BETH MEYERSON-MARTINEZ, Clerk  
Stanislaus County Board of Supervisors,  
State of California,

  
By: Rochelle A. Tilton, Assistant Clerk

File No. S-18-CC-27

ESTABLISHING POLICIES FOR THE SITING OF NEW  
AIRPORTS, AGRICULTURAL SERVICE AIRPORTS, AND TEMPORARY  
AGRICULTURAL SERVICE AIRPORTS

WHEREAS, it is the duty of the Stanislaus County Board of Supervisors to promote and protect the health, safety, comfort, convenience and general welfare of the residents of Stanislaus County; and

WHEREAS, private airstrips, private airports, crop duster landing strips and heliports are presently permitted upon approval of a use permit in A-2 (Exclusive Agriculture) and certain R-A (Rural Residential) zones; and

WHEREAS, the Board of Supervisors recognizes the fact that airports, agricultural service airports and temporary agricultural service airports are necessary for the economy and convenience of the people of Stanislaus County; and

WHEREAS, careful consideration must be given to the siting, layout and design of any new airport, agricultural service airport or temporary agricultural service airport in these areas to protect the health, safety, comfort, and general welfare of the residents of Stanislaus County,

NOW, THEREFORE, BE IT RESOLVED that the following policies shall be utilized as guidelines by Stanislaus County when considering an application for a use permit or staff approval application to locate any new airport or temporary agricultural service airport or expand any existing airport or temporary agricultural service airport.

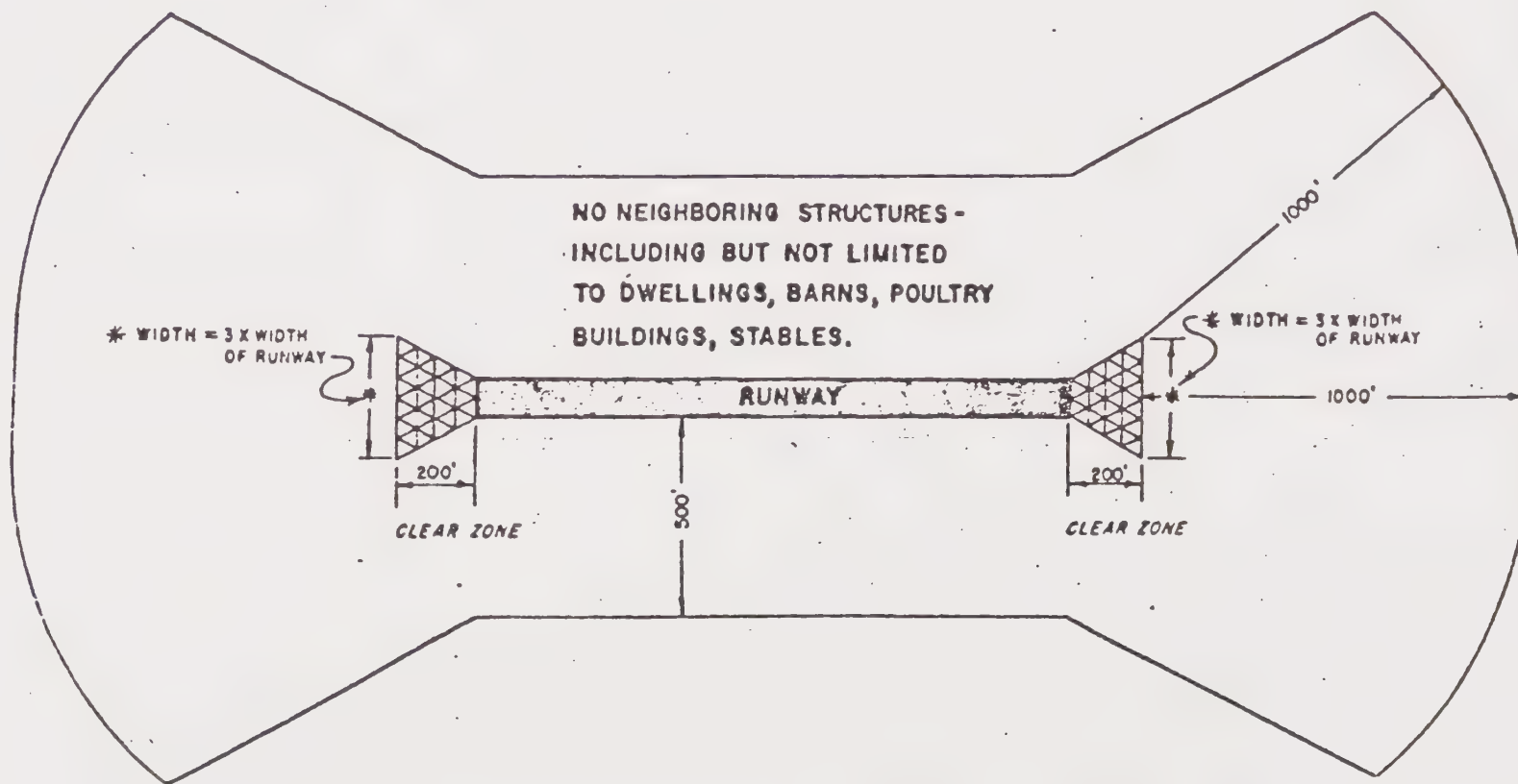
1. Provide a clear zone for a distance of two-hundred feet (200') from the end of the runway. The clear zone shall start at the ends of the runway and at a point two-hundred feet (200') from the end of the runway be three (3) times the width of the runway.

2. Be no closer to any neighboring dwelling, barn, shop, poultry building, or similar agricultural structure than: (a) 1000 feet from the ends of the runway, or (b) 500 feet to the sides of the runway. This shall not be construed so as to prohibit the owner of any airport from having their own dwelling(s), barn(s), shop(s), poultry building(s), or similar agricultural structure(s) within this area.

3. Be located so that air or surface traffic shall not constitute a nuisance or danger to neighboring property, farms, dwellings or structures.

4. Show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations, or bright lights.

5. Obtain when necessary approval of the California Department of Transportation, Division of Aeronautics and the Federal Aviation Administration prior to the issuance of the use permit.





Chapter VI

# Housing



THE HOUSING ELEMENT OF THE  
STANISLAUS COUNTY GENERAL PLAN  
1985 REVISION

PLANNING COMMISSION RECOMMENDATION OF APPROVAL  
TO THE STANISLAUS COUNTY BOARD OF SUPERVISORS:  
AUGUST 2, 1984 AND DECEMBER 5, 1985

STANISLAUS COUNTY BOARD OF SUPERVISORS APPROVAL:  
RESOLUTION 85-1999 — ADOPTED DECEMBER 17, 1985

PREPARED BY THE STANISLAUS COUNTY DEPARTMENT OF  
PLANNING AND COMMUNITY DEVELOPMENT

## HOUSING PROGRAM - FIVE YEAR ACTION PLAN

### A. INTRODUCTION

The analysis of housing supply data, housing characteristics, special needs, and related economic demographic factors identifies various housing needs and problems in the Stanislaus region. From these findings, it is obvious that public policy must be directed toward meeting the housing need, particularly for low- and moderate-income households. Efforts undertaken by the County have been described in alleviating housing problems and details the actions which will be undertaken by the County to supplement or complement present endeavors.

Meeting the challenge will require action by both the private and public sectors. The housing delivery system is essentially a private system - the production, exchange and management of the housing supply are primarily in private hands. The resolution of certain housing problems is, therefore, critically dependent upon the decisions and actions of private developers, lenders, investors, citizens, community groups and other actors in the private sector. At the local level, governmental involvement is also essential, continuously influencing the housing delivery system by its decisions regarding such matters as land use and transportation planning, zoning, utility extensions, building codes and various other standards and regulations. The significance of federal and state governmental involvement is obvious in view of the far-reaching implications of decisions affecting property and income taxation, housing subsidy programs, and monetary and fiscal policies. Because the housing delivery system responds to so many diverse influences, it is apparent that coordinated efforts will be necessary to address effectively the County's housing needs.

Countywide goals and policies set forth in the plan serve as guidelines for actions and decisions in housing-related matters. Consistent with state and national housing objectives, the goal and policy statements reflect a commitment to provide a decent home and suitable living environment for every individual and family. The program represents a "good faith, diligent effort" as required by HCD guidelines. The program recommended for adoption is not as far-reaching as programs which have been underway in many large cities, but it represents a sound starting point upon which the County can expand in future years.

Various assumptions are inherent in the plan. These assumptions reflect basic values concerning the housing delivery system in Stanislaus County.

- The private sector is, and should be, the major provider of housing.
- One of the government's roles should be to encourage and support private efforts to better serve all residents, particularly those who are not being served by the housing system because of economic considerations.
- Local government alone does not have sufficient financial resources or power to solve the housing problem. Basic solutions will largely be dependent upon federal and state housing and economic policy decisions which influence housing production and personal income, the major determinants of how well needs are met in the housing market.

- Expansion of housing opportunities is closely tied to the development of adequate employment opportunities and maintenance of income levels for all segments of the population.
- Government may assist in housing by involvement in such programs as CDBG, expediting the review process, encouraging alternative building materials, and similar practices.

In an effort to accommodate additional affordable housing opportunities, the County, through this document, is formulating and implementing appropriate plans, policies and program to provide incentives for an support of developer efforts to satisfy increased housing demands of low- and moderate-income people. The housing program will contain only those tasks which are within the ability of the County to financially sustain over a period of time.

Many of the goals, objectives, and implementation strategies set forth in each area to be addressed, are often applicable to one or more defined areas. For example, many of the housing programs designed to assist the elderly or other "special needs" households, also assist low-income individuals. Land use policies to provide adequate sites for development also can be viewed as a removal of excessive land use controls or removal of governmental constraints. It should be noted that although the five-year action plan is divided into seven categories of particular emphasis, the program should be viewed as a single, fluid action plan.

The housing needs defined, plus the constraints to housing provision identified, have been analyzed and now combine to provide the basis for program strategy developed in this section. As specified in the Housing Element legislation, the program strategy includes goals, objectives and policies which support the overall program design.

The following statements of the County of Stanislaus housing goals for new construction, rehabilitation, and conservation are intended to provide a framework for the housing program detailed in this Chapter of the Housing Element.

#### 1. New Construction

The programs contained in this section are designed to stimulate the production of additional housing units in the unincorporated areas of the County, units which are appropriately priced to the needs of low and moderate income households, in order to meet increasing demand, to afford overcrowded and overpaying households opportunities to better their shelter situations, and to provide replacement housing opportunities for those now occupying severely dilapidated housing.

**GOAL: IT IS THE COUNTY'S OVERALL GOAL TO PROVIDE SITES TO ENCOURAGE THE CONSTRUCTION OF 317 HOUSING UNITS UP TO 1992. THE COUNTY'S GOAL IS TO ENCOURAGE THE PRODUCTION OF A PRICE-BALANCED HOUSING STOCK, SUITABLE TO THE NEEDS OF ALL RESIDENTS.**

## **2. Rehabilitation**

Preceding sections detailed housing condition data and housing rehabilitation issues within the unincorporated areas. Rehabilitation programs need to address both ownership and rental housing repair problems. The program types outlined in the following section are directed to providing technical and financial assistance to property owners and households needing rehabilitation assistance; they are intended to function to simultaneously address housing condition and housing affordability concerns.

**GOAL: TO INCREASE THE SUPPLY OF SOUND HOUSING AT PRICES AFFORDABLE BY ALL SEGMENTS OF THE COMMUNITY THROUGH THE REHABILITATION OF APPROXIMATELY 30 HOUSEHOLDS PER YEAR OVER THE NEXT SEVEN YEARS BY ANNUALLY APPLYING FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND OTHER PROGRAMS APPLICABLE TO THE COUNTY.**

## **3. Conservation**

Over 79 percent of all dwellings in the unincorporated areas of the County are in standard condition. It is important to the long-term health and viability of the individual communities, and to the County's long-term financial assistance burden, that standard housing be conserved and maintained in the proper manner. The programs outlined below are designed to promote continual maintenance of sound housing conditions. One program, the Section 8 Housing Assistance Payments program for existing units works to alleviate current overpayment problems on the part of tenants.

**GOAL: TO MAINTAIN THE SUPPLY OF SOUND AFFORDABLE HOUSING IN THE COUNTY THROUGH CONSERVATION OF THE CURRENTLY SOUND HOUSING STOCK, NEWLY CONSTRUCTED, AND REHABILITATED UNITS BY TAKING EVERY ACTION POSSIBLE.**

A policy framework has been developed to guide decision making and actions intended to meet the objectives outlined. These policies reflect the County's priorities, and are based on a careful assessment of the nature and seriousness of housing problems within the community. The programs are intended to set forth the nature of activity or action which the County views as appropriate to its needs and priorities. Many of the programs can be implemented within a one to five year period.

B. GOALS, OBJECTIVES AND IMPLEMENTATION STRATEGIES

1. PROVISION FOR LOW- AND MODERATE INCOME HOUSING

**GOAL:** IT IS THE GOAL OF STANISLAUS COUNTY TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW- AND MODERATE-INCOME HOUSEHOLDS.

**OBJECTIVE 1:** To continue to be of assistance to the private sector and public agencies capable of producing or assisting in the construction and rehabilitation of housing to meet low- and moderate-income needs.

**IMPLEMENTATION A:** The County will continue to facilitate funding and assistance for Farmer's Home Administration, Self-Help Enterprises, and the Stanislaus County Housing Authority by working with these organizations supplying information, hearing notification, and staff assistance. The County will also work with various political bodies regarding problems, solutions, grant applications and helping with various land use concerns. (Refer to Housing Resources Provided Through Federal, State and Local Programs.)

**Responsible Agency:** Stanislaus County Planning Department, FmHA, SCHAs, SHE.

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The County will continue to submit applications for the procurement of CDBG funds on an annual basis. The targeted County neighborhoods for infrastructure improvements are those with a high percentage of low-income residents, high concentration of housing and sewer/water problems. (Refer to discussion of CDBG funds in Section C of Government Housing Program.)

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Submit applications on an annual basis.

**IMPLEMENTATION C:** Stanislaus County will create an outreach program for the purpose of advertising and providing information to low-income residents of available housing programs. This program will consist of flier and brochure distribution, newspaper advertisement and referrals. The County will work with SAAG, the local COG, in sharing advertisement costs and staff assistance.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Information and advertisement disseminated on an annual basis.

**IMPLEMENTATION D:** Stanislaus County Planning Department and Building Inspection Division of Public Works will continue to be participants in the Community Housing Revitalization and Development Task Force. This task force, made up of bank representatives and individuals from private and public housing-related institutions, meets monthly to report the latest developments in housing for the low-income person and what opportunities exist for housing rehabilitation in the community.

**Responsible Agency:** Stanislaus County Planning Department, Building Inspection Division of Public Works.

**Time Frame:** Ongoing participation.

**OBJECTIVE 2:** To continue to enforce existing policies and revise its plans and ordinances to provide necessary housing opportunities for low-income individuals.

**IMPLEMENTATION A:** The County will create a condominium ordinance setting forth guidelines for rental unit conversion to owner-occupied dwellings. Conversion cannot proceed unless the following factors exist: (1) adequate rental vacancy rate, (2) extended leases for the elderly and disabled, (3) moving allowances, and (4) active assistance in relocation for tenants.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Project completion, 1986.

**IMPLEMENTATION B:** The County shall continue to offer a density bonus for residential development for the low- and moderate-income households. With the adoption of AB 1151, the County amended its Subdivision and Zoning ordinances by enacting a 25 percent bonus provision for construction of such housing.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**IMPLEMENTATION C:** The County shall continue to enforce its provision for mobile homes to be located in any zone which allows single-family residences, as well as an ordinance permitting duplexes to be located on corner lots in R-1, R-2 zoned areas.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**IMPLEMENTATION D:** The County shall continue to encourage the use of planned development to facilitate construction of high density and varied housing concepts. To date, the County has approved P-D projects for the construction of apartment complexes, mobile homes, condominiums, townhouses, a childrens' home, and farm labor housing.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

## 2. HOUSING TO ACCOMMODATE SPECIAL NEEDS

**GOAL:** IT IS THE GOAL OF STANISLAUS COUNTY TO PROVIDE ADEQUATE HOUSING FOR SPECIAL NEEDS RESIDENTS INCLUDING THOSE OF; THE ELDERLY, THE HANDICAPPED, FAMILIES WITH FEMALE-HEADED HOUSEHOLDS, LARGE FAMILIES, AND FARM WORKERS.

**OBJECTIVE 1:** To continue close working relations with private and public organizations offering supportive housing services for special needs residents in Stanislaus County.

**IMPLEMENTATION A:** The County shall continue to assist the Stanislaus County Housing Authority which administers state and federal housing programs for home purchase and rehabilitation, renter assistance, and temporary shelter for the elderly, low-income persons, handicapped, and farm workers in Stanislaus County. (Refer to Housing Resources Provided Through Federal, State and Local Programs.)

**Responsible Agency:** Stanislaus County Planning Department and Stanislaus County Housing Authority.

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The County shall continue to assist the Farmer's Home Administration in its accomplishments for the special needs households by supplying needed information, and staff assistance as requested. Eligible applicants who inquire of any governmentally-aided housing programs shall be referred to the appropriate local agencies, FmHA, SCHA, and SHE, who administer them.

**Responsible Agency:** Stanislaus County Planning Department, FmHA, SCHA, SHE and other such organizations.

**Time Frame:** Ongoing

**IMPLEMENTATION C:** Stanislaus County will support the Senior Aides Program, a federally-funded senior community service employment program for the elderly. The program offers employment to low-income elderly individuals and provides valuable social services for the elderly community of Stanislaus County. In particular to housing needs, Senior Aides offers a gardener service for yard care, a handyman service for small home repairs and installs dead bolt locks to insure the elderly a more secure living environment.

**Responsible Agency:** Senior Aides, Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION D:** Stanislaus County shall continue to assist and offer support to the Volunteer Bureau Service of Stanislaus which administers a shared housing program. The Bureau assists in bringing together compatible persons, one of which must be 60 years or older, who desire decent, affordable housing. The shared housing program helps elderly homeowners of low income combat high living costs and in turn provides companionship.

**Responsible Agency:** Volunteer Bureau of Stanislaus, Stanislaus County Planning Department.

**Time Frame:** Ongoing

**OBJECTIVE 2:** To continue offering services and programs for the elderly in the community who seek housing assistance.

**IMPLEMENTATION A:** The Area Agency on Aging, a department of Stanislaus County government, shall continue to act as a coordinator and advocacy group for the elderly's housing needs. In particular, they hope to accomplish within the next five years, progress in the development of housing programs for the elderly such as a senior housing project and will continue to monitor the number of granny flats constructed.

**Responsible Agency:** Area Agency on Aging

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The Stanislaus County Department of Human Services, a division of the Welfare Department, offers recipients of SSI/SSP Gold checks, possible eligibility for housing repair grants. These grants, which may offer up to 100 percent funding, can also be used for structural modifications in housing for the handicapped. The home repair program funded by the state assists the County's 40,000 SSI/SSP recipients with approximately 800 housing repair grants annually.

**Responsible Agency:** Department of Human Services, Welfare Division.

**Time Frame:** Ongoing

**OBJECTIVE 3:** The County will continue to amend its ordinances and land use regulations to assure housing availability and opportunities for special needs residents.

**IMPLEMENTATION A:** Stanislaus County will enforce its state mandated zoning ordinance amendment allowing for the construction of second units on single-family (RA, R-1) zoned lots. This provision, known as a "granny flat" ordinance, is particularly accommodating for the low-income and elderly person who can no longer afford the rising costs of homeownership.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION B:** Stanislaus County shall enforce its zoning ordinance which provides for employee housing in agriculturally zoned areas. This ordinance particularly assists farm workers who require temporary or permanent residency in close proximity to their farm work setting.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION C:** Stanislaus County shall enforce its provision for mobile homes or manufactured housing to be built on lots zoned for single-family residences. Mobile homes have offered elderly, farm workers, and other special needs residents, with alternative affordable housing.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION D:** Stanislaus County shall enforce its zoning ordinance Section 21.10.040 which allows residential care facilities to be located on agriculturally zoned parcels of 15 acres or more if accessory to and operated by a church.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

### 3. PROVISION OF ADEQUATE SITES FOR DEVELOPMENT

**GOAL:** IT IS THE GOAL OF STANISLAUS COUNTY TO PROVIDE SUFFICIENT LAND FOR RESIDENTIAL DEVELOPMENT WHICH INSURES THE OPPORTUNITY FOR RESIDENCY OF ALL INCOME LEVEL HOUSEHOLDS.

**OBJECTIVE 1:** The County will enforce present land use policies and ordinances to allow for proper residential development of various housing types.

**IMPLEMENTATION A:** The County will enforce its revised Zoning ordinance which permits the development of duplexes on corner lots in single-family zoned neighborhoods, provided that urban services are available, the units face different streets, and the duplexes conform to all R-1 requirements.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The County will review the existing County-wide General Plan, community plans, and zoning designations to ensure that sufficient amounts of land are available for all types of residential development.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION C:** The County will encourage use of planned development, PD, in lieu of standard residential zoning. This method allows greater housing densities, and various design concepts which offer a wide spectrum of housing choice for residents.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION D:** The County will encourage urban infill in neighborhoods which have adequate sewer and water capabilities in order to maximize use of vacant land and land contiguous to current development. This shall reduce the cost of urban facilities and create a compact city form.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**OBJECTIVE 2:** The County will identify inhibiting factors to residential development and develop strategies to alleviate them.

**IMPLEMENTATION A:** The County will continue to undertake in depth community studies which review development in selected unincorporated area. Communities are selected if they show a demonstrated need by the following factors: lack of sewer and water capabilities, school impaction, lack of available land for development, etc.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The County will continue to apply for community development block grant funds on a yearly basis with the primary objective to improve sewer and water capabilities to communities which lack these basic urban services.

Once adequate infrastructure is available to such communities, the major inhibiting factor to residential development is removed. Land use designation for residential development may proceed. (Refer to Adequate Sites and Land Inventory Section for complete description of growth areas and their developmental constraints.)

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Application for CDBG funds annually.

**IMPLEMENTATION C:** The County will continue in the preparation of a land use plan for all zoned areas in the unincorporated areas of the County. This plan will involve a complete analysis of land sufficient for residential needs, agricultural usage and other appropriate development to balance the County's various needs.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Completed, 1985.

#### 4. REMOVAL OF GOVERNMENTAL CONSTRAINTS

**GOAL:** IT IS THE GOAL OF STANISLAUS COUNTY TO MITIGATE GOVERNMENTAL CONSTRAINTS IN ORDER TO REDUCE HOUSING COSTS AND PROMOTE FAIR AND EFFICIENT GOVERNMENTAL POLICY.

**OBJECTIVE 1:** Eliminate excessive land use controls which inhibit developers to provide appropriate housing needs for all economic segments of the community.

**IMPLEMENTATION A:** Encourage greater use of planned developments in lieu of residential zoning to introduce higher densities and creative design concepts and thus will offer the developer greater liberties in land use.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The County will require new housing to locate in areas already provided with public facilities and services before expanding into unserved areas. The County's General Plan and Zoning Ordinances direct new development to take place in unincorporated communities where urban levels of public service already exist. Infrastructure and zoning have been established in those communities that allow for a variety of housing types: single-family detached, patio houses, townhouses, condominiums, duplexes and apartments.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**OBJECTIVE 2:** The County will eliminate constraining building and site improvement codes and standards which unnecessarily increase housing costs and limit affordable housing for the low- and moderate-income residents.

**IMPLEMENTATION A:** The County Planning and Building Inspection departments will review and amend their ordinances to reflect changes in state mandated laws and emerging federal, state and local trends. The Building Inspection department will also regularly amend their building codes to conform to proper state and federal guidelines. A major purpose of these continuous reviews is to modify particular standards which are passed on in the form of increased costs for the prospective homeowner.

**Responsible Agency:** Stanislaus County Planning Department and Building Inspection, Division of Public Works.

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The Board of Supervisors, Planning Commission, and Planning staff, shall waive various development standards and street requirements on a project-by-project review. In appropriate cases, liens will be granted to a developer in place of actually installing street improvements at the time the project is approved. Improvements are thus deferred, making many projects feasible due to a reduction in initial expenses. Criteria used in waiving standards include, but are not limited to: location, property configuration, density, market, design concepts, and information presented for review. Rezoning sites for planned development will also continue to be a primary means for allowing innovative subdivision designs and thus modifying street building and site standards.

**Responsible Agency:** Stanislaus County Planning Department.

**Time Frame:** Ongoing

**OBJECTIVE 3:** County will strive to eliminate unnecessary delays and restrictions in processing and permit procedures for applications and projects submitted.

**IMPLEMENTATION A:** The following implemented strategies below shall ensure the continuance of expeditious governmental review of residential development applications and proposals:

1. Elimination of certain steps in reviews and hearings a prospective applicant is now required to go through; i.e. by the adoption of concurrent processing of general plan and rezoning requests. This eliminates the redundancy of sequential General Plan amendments and zone change hearings.
2. Processing and hearing of applications with 45 days once a completed application has been submitted to the County for review.
3. The County's General Plan has been constructed in such a manner that projects which are generally consistent and comply with zoning, general plans, and the subdivision ordinance, normally would be granted a negative declaration.
4. The County uses "focused" environmental impact reports on various projects to further processing time. Rather than preparing an all encompassing EIR, only the major issues regarding a proposal are addressed which reduces preparation and review time.

5. Subdivision tentative maps approved by the Planning Commission do not require Board of Supervisors approval. This saves four to six weeks in processing time.

6. The County has adopted a procedure to expedite minor variations in the Zoning ordinance. It is known as a staff approval application (SAA), and is used where some administrative review is required but the procedures for a use permit are not necessary. There is no fee for the application and the processing time is usually less than one week.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The County shall implement the following strategies to improve efficiency and reduce delays in processing and permit procedures:

1. The County shall improve the efficiency of processing by devising a "one-stop shop review." With such a method in operation, applicants need only submit their proposal in one central location to channel through the review process rather than submitting it at each and every site.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** To be operational by 1985.

**OBJECTIVE 4:** The County shall remove, where necessary, excessive fee and exaction costs which constitute a constraint on development and/or improvement of housing.

**IMPLEMENTATION A:** The Planning department will annually review the level of fees charged such that they are consistent with the cost of providing planning services and needed public improvements and shall not be a significant factor of rising housing costs or developmental constraints.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Review conducted annually.

## 5. CONSERVATION AND REHABILITATION OF AFFORDABLE HOUSING

**GOAL:** IT IS THE GOAL OF STANISLAUS COUNTY TO PROVIDE SAFE AND DECENT HOUSING THROUGH EFFORTS TO PRESERVE AND REHABILITATE RENTAL AND OWNER TYPE HOUSING STOCK FOR ALL ECONOMIC LEVEL HOUSEHOLDS IN THE COMMUNITY.

**OBJECTIVE 1:** To facilitate the continued funding and assistance of local County organizations and State authorities which administer programs to particularly assist the low- and moderate- income families in housing rehabilitation.

**IMPLEMENTATION A:** The County will continue to work closely with Self-Help Enterprises; an organization which assists in the purchase, rehabilitation, weatherization of homes for low- and moderate-income families. The County shall continue to assist SHE in its accomplishments for the low- and moderate-incomed through supplying needed information, hearing notification, staff assistance, and will aid the agencies and developers in meeting local zoning and building code requirements.

**Responsible Agency:** Stanislaus County Planning Department and Self-Help Enterprises.

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The County will continue to assist the Farmer's Home Administration secure Section 502 and 504 grants and loans concerning housing rehabilitation. Eligible applicants who inquire about these programs will be informed of the local agency who administers them.

**Responsible Agency:** Stanislaus County Planning Department and Farmer's Home Administration.

**Time Frame:** Ongoing

**IMPLEMENTATION C:** The County will continue to inform interested citizens of the services offered by the Stanislaus County Department of Human Services, Welfare Division. The Welfare Department administers the SSI/SSP program which offers home repair grants for eligible applicants.

**Responsible Agency:** Stanislaus County Planning Department and Human Services Department.

**Time Frame:** Ongoing

**IMPLEMENTATION D:** The County will participate with appropriate state authorities in attaining financial assistance through Section 312, 221(d)(2), and 203(k), HUD programs. The purpose of these programs is to aid low-income families in upgrading their housing units to code standards.

**Responsible Agency:** Stanislaus County Planning Department and State HCD.

**Time Frame:** Ongoing

**IMPLEMENTATION E:** The Stanislaus County Planning Department will continue to support the Stanislaus County Housing Authority which administers HUD, Section 8, Moderate Rehabilitation Program. This program provides for improvements in existing housing units as well as rental assistance payments for low-income families.

**Responsible Agency:** Stanislaus County Planning Department and Stanislaus County Housing Authority.

**Time Frame:** Ongoing

**IMPLEMENTATION F:** The County will continue to apply for community development block grants to fund needed infrastructure improvements in areas where standards for health and safety are lacking. Funds to upgrade sewer and water facilities will preserve the existing stock and may allow for continued growth in neighborhoods served.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**OBJECTIVE 2:** To enforce minimum health and safety standards for the maintenance of the existing housing stock.

**IMPLEMENTATION A:** The Building Inspection Department, Division of Public Works, shall enforce Housing Code, Chapter 16.16 which provides for minimum health and safety standards in housing or other buildings designed for human habitation. The Building Inspection Department shall also enforce Chapter 16.24 of the Dangerous Building Code which provides a method for the determination of a dangerous building and requires their removal, repair, or demolition. The Environmental Health Department enforces these codes by conducting inspections of dwellings which have been reported to be in substandard condition. The codes mandate that health and safety deficiencies be corrected in accordance with construction standards for the building's tenure.

**Responsible Agency:** Stanislaus County Building Inspection Department, Division of Public Works; Department of Environmental Health

**Time Frame:** Ongoing

**IMPLEMENTATION B:** The Stanislaus County Environmental Health Department shall enforce state health and safety standards in labor camps that provide shelter for migrant and seasonal farm workers. Such minimum standards include adequate and safe water, plumbing and electrical systems, clean and adequate cooking facilities, etc. These standards are enforced by inspections and issuance of annual occupancy permits.

**Responsible Agency:** Stanislaus County Department of Environmental Health

**Time Frame:** Ongoing

**OBJECTIVE 3:** To create and implement a housing rehabilitation program.

**IMPLEMENTATION A:** Stanislaus County shall apply for community development block grants for the purpose of rehabilitating existing housing in areas where infrastructure improvements have been made. Areas targeted for rehabilitation are those located on city fringes of Modesto and Salida. The County plans to conduct extensive rehabilitation of approximately 20 homes per year.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Negotiations to continue with various local housing agencies, 1985; implementation of program, 1986.

## 6. ENERGY CONSERVATION IN HOUSING

**GOAL:** IT IS THE GOAL OF STANISLAUS COUNTY TO REDUCE RESIDENTIAL HOUSING ENERGY USE IN ORDER TO HELP DECREASE HOUSING COSTS AND CONSERVE THE RESOURCES.

**OBJECTIVE 1:** To promote effective design and construction of energy efficient homes.

**IMPLEMENTATION A:** Enforcement of the California Administrative Code, Title 24 (State Building Code).

**Responsible Agency:** Stanislaus County Building Inspection Department

**Time Frame:** Ongoing

**IMPLEMENTATION B:** Enforcement of Stanislaus County subdivision ordinance, Section 20.52.250, requiring future passive or natural heating or cooling. The design of a subdivision shall use this ordinance to the extent feasible.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**OBJECTIVE 2:** To promote the use of energy conservation apparatus in homes and in agricultural zones, and passive cooling techniques.

**IMPLEMENTATION B:** Enforcement of Stanislaus County agricultural ordinance, Sections 21.20.020D, 21.24.020E, and 21.24.050A, which allow for windmills in areas zoned for agricultural uses.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

**IMPLEMENTATION B:** Enforcement of street measure specifications which allow for the planting of street trees. This may be regarded as a passive cooling device.

**Responsible Agency:** Stanislaus County Public Works Department

**Time Frame:** Ongoing

**IMPLEMENTATION C:** Research is being conducted to consider the feasibility of amending the zoning ordinance to allow for the development of wind farms in Stanislaus County.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** To be completed, 1984.

**IMPLEMENTATION D:** The County shall amend Chapter 21.08 of the zoning ordinance which may allow solar apparatus, regarded as a "mechanical appurtenance," provided that the "sunspace" of surrounding neighbors will not be interfered.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** To be amended, 1984.

**OBJECTIVE 3:** Stanislaus County shall set an example in the community to promote resource conservation.

**IMPLEMENTATION A:** The County will conduct regular energy audits of the County Government buildings and make necessary retrofitting improvements. The sum of \$28,000 was allocated for 1983. Stanislaus County will utilize energy conservation methods in the design of new County facilities.

**Responsible Agency:** Stanislaus County Chief Administrative Office

**Time Frame:** Ongoing

**OBJECTIVE 4:** To devise new and amended zoning ordinances to encourage energy conservation in homes.

**IMPLEMENTATION A:** The County shall add Section 21.40.110 to the residential planned development of the Zoning Ordinance to require future passive or natural heating or cooling opportunities to the extent feasible.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** To be passed by the Board of Supervisors, 1984.

**OBJECTIVE 5:** Stanislaus County shall assume a new role as educator and promoter of energy conservation in housing.

**IMPLEMENTATION A:** The Planning Department and Building Inspection, Division of Public Works, shall make available information in the form of pamphlets, handouts, and booklets, provided by the Modesto Junior College Sunrise Energy Center and the California Energy Commission, for interested citizens and builders. They shall also refer citizens to the appropriate utility companies, MID and P.G. & E., for additional information.

**Responsible Agency:** Stanislaus County Planning and Building Inspection, Division of Public Works, departments.

**Time Frame:** To be implemented immediately.

**IMPLEMENTATION B:** The Planning department shall take part in negotiations with the Modesto Irrigation District concerning their building programs. The County will play a major role in developing new and amended building and zoning ordinances requiring high energy efficiency standards for homes.

**Responsible Agency:** Stanislaus County Planning and Building Inspection, Division of Public Works, departments.

**Time Frame:** Negotiations, 1985, 1986.

7. PROMOTION OF EQUAL OPPORTUNITY IN HOUSING.

**GOAL:** TO ASSURE THAT ALL HOUSING OPPORTUNITIES IN THE COUNTY MAXIMIZE CHOICE, AVOID ECONOMIC SEGREGATION, AND PREVENT DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, AGE, OR NATIONAL ORIGIN.

**OBJECTIVE 1:** To uphold legal statutes in promoting equal opportunity in housing.

**IMPLEMENTATION A:** Stanislaus County shall create and implement a Fair Housing ordinance. The purpose of such an ordinance is to prohibit discrimination in the sale, lease, and rental of housing accommodation based on race, color, religion, sex, age, or national origin. Staff members from various County departments will assist the Planning department in the administration of this ordinance.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** 1985 completion date

**IMPLEMENTATION B:** Enforcement of Title VIII of the 1968 Civil Rights Act, otherwise known as the Federal Housing Law, the State Fair Housing Act (Government Code, Section 12955) which prohibits discrimination in housing on the basis of race, color, religion, marital status, and ancestry, and the Unruh Act (Civil Code, Section 50) which prohibits arbitrary discrimination based on age in public accommodations.

**Responsible Agency:** Stanislaus County

**Time Frame:** Ongoing

**OBJECTIVE 2:** To make individuals and local agencies aware of equal housing laws and the process of recourse.

**IMPLEMENTATION A:** To have information available for County employees, local realtors organizations, local media, or any other interested party, regarding the state, federal, and local laws and ordinances pertaining to equal opportunity in housing.

**Responsible Agency:** Stanislaus County Planning Department

**Time Frame:** Ongoing

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Pacific Gas and Electric Company

Self-Help Enterprises

Senior Aides Program, Stanislaus County

Stanislaus Area Association of Governments

Stanislaus County Area Agency on Aging

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State of California Housing and Community Development

Turlock Irrigation District

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Volunteer Bureau of Stanislaus



## Glossary



Aquifer - Any underground formation that stores, transmits, and yields water to wells and springs.

City Limits - The incorporated extent of a municipality indicated by a definite boundary.

Conservation - The management of natural resources to prevent waste, destruction, or neglect.

Diminished agricultural importance - Land for which the agricultural productivity has been negatively affected by factors such as size, shape, location, water availability, storie index and other relevant criteria.

Endemic plants - Plants that are restricted to a particular locality or habitat.

Erosion - The process by which soil and rock are detached and moved by running water, wind and gravity.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, active - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, inactive - A fault which shows no evidence of movement in recent geologic time and not potential for movement in the relatively near future.

Fault, potentially active - (1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fauna - Animals or animal life characteristic of a particular locality.

Flood Plain - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e. 100 year flood).

Flora - The plant life of an area or habitat; the plants or plant life characteristic of or adaptive to a particular area.

Habitat - The natural environment of a plant or animal.

Hazardous materials - An injurious substance, including pesticides, herbicides, toxic chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

Historic resources - Includes, but is not limited to any object, building, structure, site, area or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California. (Public Resources Code Section 5020.1)

Infrastructure - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Minerals - Inorganic substances such as gold, iron, and nickel, and compounds formed from such organic substances as natural gas, petroleum, coal, and peat.

Natural community - All contiguous habitat as defined by physical and biological features.

Natural resource - Those forms of wealth supplied by nature, such as minerals, water, plants, animals, soils, forests, etc.

Non-renewable natural resources - Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g. minerals and fossil fuels).

Open-space land - Any parcel or area of land or water which is essentially unimproved and devoted to an open-space use which include: preservation of natural resources (plant and animal life and habitats; agricultural land, forests, and rangeland; groundwater basins; water bodies; and recreational areas) and areas susceptible to hazards including fire, flooding, earthquakes, landslides and poor quality water. (Defined by Government Code Section 65560)

Prime agricultural land - (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service Land Use capability classifications; (2) land which qualifies for rating 80 through 100 in the Storie Index Rating; (3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U. S. Department of Agriculture; (4) land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than 5 years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre; and (5) land which has returned from the production of unprocessed agricultural plan products an annual gross value of not less than \$200 per acre for three of the previous 5 years. (Government Code Section 51201c)

Recreational trails - Public areas that include pedestrian trails, bikeways, equestrian trails, boating routes and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles and cross-country hiking trails.

Redevelopment - The renovation, revival, or rebuilding of a blighted urban area as authorized under Section 33000 et. seq. of the California Health and Safety Code.

Renewable natural resources - Resources that can be replaced by natural ecological cycles or sound management practices (e.g. forests and plants).

Riparian habitat - The land and plants bordering a watercourse or lake.

Seiche - An earthquake-induced wave in a lake, reservoir, or harbor.

Sphere of Influence - A plan for the probable ultimate physical boundaries and service area of a local agency. (Government Code Section 55425)

Storie Index - A numerical system (0-100) rating the degree to which a particular soil can grow plants or produce crops, based on four factors, including soil profile, surface texture, slope and soil limitations.

Subsidence - The gradual, local settling or sinking of the earth's surface with little or not horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.

Surface rupture - A break in the ground's surface and associated deformation resulting from the movement of a fault.

Unincorporated Community - A recognized center of population not governed from within.

Urban Transition - Certain undeveloped land located within the sphere of influence of a city or town.

Vernal pool - An intermittent body of water formed when rainfall cannot seep into the soil. The pool can last from several days to several months.

Watershed - The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or which drains into a lake or reservoir.

Wildland - A nonurban, natural area which contains uncultivated land, timber, range, watershed, brush or grasslands.

Williamson Act (The California Land Conservation Act of 1965) - A tax relief measure for owners of farmland. A ten year minimum contract guaranteeing that the land will remain in agriculture.



Oversized Map or Foldout not scanned.

Item may be viewed at the  
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